



CITY COUNCIL
ANDY RYDER
Mayor

CYNTHIA PRATT
Deputy Mayor

LENNY GREENSTEIN
MICHAEL STEADMAN
CAROLYN COX
ED KUNKEL
MALCOLM MILLER

CITY MANAGER
SCOTT SPENCE

LACEY CITY COUNCIL AGENDA
JUNE 17, 2021
4:00 P.M.
REMOTE ATTENDANCE

To comply with Governor Inslee's [Proclamation 20-28](#), the City Council meeting will be conducted remotely, not in-person. You may view the Council meeting by watching live using one of following platforms: [Live Meetings](#), [YouTube](#), [Facebook](#), Thurston Community Media, Channel 3 with your local cable provider, or Zoom:

https://us02web.zoom.us/webinar/register/WN_EfcGDoURSVCsvkioYHegiw

The public may listen to the meeting via telephone by dialing toll-free: **(888) 788-0099** or **(877) 853-5247** - when prompted enter Webinar ID **860 6787 3753**

CALL TO ORDER:

- 1. PLEDGE OF ALLEGIANCE**
- 2. APPROVAL OF AGENDA & CONSENT AGENDA ITEMS:***

- A. [Council Meeting minutes of May 20, 2021](#)
- B. [Council Worksession minutes of May 27, 2021](#)
- C. [Council Meeting minutes of June 3, 2021](#)
- D. [A motion to approve payment of claims, wages, and transfers for May 27, 2021, through June 9, 2021](#)

**Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- 3. PUBLIC RECOGNITIONS AND PRESENTATIONS:**
- 4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA****

****VERBAL PUBLIC COMMENT**

Persons wishing to provide verbal public comment on items NOT on the agenda must preregister to speak at https://us02web.zoom.us/webinar/register/WN_EfcGDoURSVCsvkioYHegiw. Instructions and access details will be provided once registration is complete. Registration for verbal public comment closes at 3:00 p.m. on June 17, 2021.

****WRITTEN PUBLIC COMMENT**

Public comments may also be submitted by email to publiccomment@ci.lacey.wa.us. Written comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the Council meeting; however, comments received will be added to the official record. The commenting period will close at 12:00 p.m. on June 17, 2021.

5. PUBLIC HEARING:
6. PROCLAMATIONS:
 - A. [Juneteenth Proclamation](#) (Mayor Andy Ryder)
7. REFERRAL FROM PLANNING COMMISSION:
8. REFERRAL FROM HEARINGS EXAMINER:
 - A. [Conditional Use Permit for Olympia Behavioral Health Project #19-92](#) (Sarah Schelling)
9. RESOLUTIONS:
 - A. [Public Art Policy Update:](#) (Kelly Adams)
 - [Public Art Policy](#)
 - [Resolution No. 1105 – Allocation of Funds for Public Art](#)
10. ORDINANCES:
 - A. [Ordinance No. 1591 - 2021 Stormwater Rate](#) (Troy Woo)
 - B. [Ordinance No. 1592 - 2021 Sewer Rate](#) (Troy Woo)
 - C. [Ordinance No. 1593 - 2021 Water Rate](#) (Troy Woo)
 - D. [Solid Waste Management Plan and Flow Control:](#) (Shannon Kelley-Fong)
 - [Interlocal Agreement - Solid Waste Management Plan](#)
 - [Ordinance No. 1594 - Approve the Flow Control Thurston County Solid Waste](#)
 - E. [Ordinance No. 1595 - Timing of Payment of Utility Connection Charges](#) (Scott Egger)
11. MAYOR'S REPORT:
12. CITY MANAGER'S REPORT:
 - A. [Master Interlocal Agreement – Joint Roadway Maintenance and Repairs](#) (Tyson Poeckh)
13. STANDING GENERAL COMMITTEE:
 - A. [Transportation Committee](#) (06.01.2021)
14. OTHER BUSINESS:
15. BOARDS, COMMISSIONS AND COMMITTEE REPORTS:
 - A. Mayor Andy Ryder:
 1. Mayors' Forum
 2. Thurston Chamber Shared Legislative Committee
 3. Transportation Policy Board (TPB)
 - B. Deputy Mayor Cynthia Pratt:
 1. Joint Animal Services Commission (JASCOM)
 2. LOTT Clean Water Alliance
 3. Olympic Region Clean Air Agency (ORCAA)
 - C. Councilmember Carolyn Cox:
 1. Intercity Transit (IT)
 2. Regional Housing Council

- D. Councilmember Lenny Greenstein:
 - 1. Emergency Medical Services (EMS)
 - 2. TCOMM911
- E. Councilmember Malcolm Miller:
 - 1. Lodging Tax Advisory Committee (LTAC)
 - 2. Thurston County Coalition Against Trafficking (TCCAT)
 - 3. Thurston Regional Planning Council (TRPC)
 - 4. Thurston Thrives
- F. Councilmember Michael Steadman:
 - 1. Community Action Council
 - 2. Nisqually River Council
 - 3. Thurston County Law & Justice
- G. Councilmember Ed Kunkel:
 - 1. Economic Development Council (EDC)
 - 2. Lacey South Sound Chamber
 - 3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)
 - 4. Solid Waste Advisory Committee (SWAC)

16. ADJOURN

MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY, MAY
20, 2021, REMOTE ATTENDANCE

CALL TO ORDER: Mayor Ryder called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Ryder led the Pledge of Allegiance.

COUNCIL PRESENT: A. Ryder, C. Pratt, C. Cox, M. Miller, M. Steadman, E. Kunkel

COUNCIL EXCUSED: L. Greenstein

STAFF PRESENT: S. Spence, R. Almada, J. Burbidge, S. Egger, M. Hardie, S. Kelley-Fong, D. Schneider, R. Walk, T. Woo, J. Brandt, R. Fant, E. Fontaine

APPROVAL OF AGENDA
AND CONSENT AGENDA: Consent Agenda Items:
A. Council Worksession minutes of April 8, 2021.
B. Council Meeting minutes of April 15, 2021.
C. Council Worksession minutes of April 22, 2021.
D. A motion to approve payment of claims, wages and transfers for April 8, 2021, through May 13, 2021.

COUNCILMEMBER KUNKEL MOVED TO APPROVE THE AGENDA AND CONSENT AGENDA.
COUNCILMEMBER COX SECONDED. MOTION CARRIED.

PUBLIC COMMENT: Persons wishing to provide public comment on items not on the agenda must pre-register to speak. Registration closed at 3:00 p.m. today.

Nobody pre-registered to provide public comment on items not on the agenda.

Public comments may also be submitted by email by 12:00 p.m. today. Comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the meeting; however, comments received will be added to the official record.

Eight written public comments were received and will be made part of the official record.

PUBLIC RECOGNITIONS:

Mayor Ryder and Council presented Lourdes 'Alfie' Alvarado-Ramos and Keith Looker with the Lacey Veterans Services Hub Outstanding Service to Veterans Award.

PROCLAMATION:

Mayor and Council proclaimed May 2021 as Bicycle Commuter Month. Duncan Green, with Intercity Transit and the Thurston County Bicycle Commuter Challenge accepted the proclamation.

**REFERRAL FROM
PLANNING COMMISSION:**

Jessica Brandt, Associate Planner, presented Ordinance 1588 approving the Hawks Prairie Business District Zoning Text Amendment.

The City has received a private-applicant request to amend portions of Lacey Municipal Code (LMC) Chapter 16.37 Hawks Prairie Business District. The applicant is requesting three amendments:

1. Amend Chapter 16.37 of the LMC to allow medical and dental offices and clinics within a multi-tenant building in Commercial sub-district;
2. Allow residential uses with design standards in the Hawks Prairie Business District-Commercial sub-district; and
3. Remove density limits per parcel on residential uses within the Hawks prairie Business District-

Commercial zone and Business-Commercial zone on parcels smaller than twenty (20) acres in size.

The request is to amend specific text within the zoning code and does not require the need to amend any policies within the Comprehensive Plan. These types of applications are received periodically and are not subject to the docketing or annual Comprehensive Plan amendment timelines.

The Planning Commission has reviewed the request, held a public hearing, and provided the recommendation to approve the amendment to City Council. The public hearing was conducted by the Planning commission on April 20, 2021. No public comments were received.

Staff recommended additional updates to the proposed language under Chapter 16.37.070 (L)(2) to reflect “that measured,” instead of “measuring.”

COUNCILMEMBER STEADMAN MOVED TO APPROVE ORDINANCE 1588 – HAWKS PRAIRIE BUSINESS DISTRICT ZONING TEXT AMENDMENT. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

REFERRAL FROM
HEARINGS EXAMINER:

Reace Fant, Associate Planner, presented the Conditional Use Permit 20-101 relating to City of Lacey Lift Station #19 Replacement Project.

The proposal outlines construction of a new wastewater lift station and related infrastructure for the City of Lacey, including wet well, electrical building, valve vault, force main, gravity sewer and access road. The site is located at 2659 Willamette Drive NE, Lacey WA 98503, Parcel 42080000000.

The Hearings Examiner conducted a public hearing on Tuesday, March 30, 2021. Staff and the applicant provided testimony in regards to the project. No members of the public attended the hearing.

The Hearings Examiner recommends approval of the conditional use permit application. The conditions of approval recommended to Council are substantially as suggested by staff. Staff recommended Council approve the proposal including adoption of findings, conclusions, and conditions outlined in the written recommendation of the Hearings Examiner received April 13, 2021.

DEPUTY MAYOR PRATT MOVED TO APPROVE
CONDITIONAL USE PERMIT 20-101 WASTEWATER
LIFT STATION. COUNCILMEMBER STEADMAN
SECONDED. MOTION CARRIED.

RESOLUTIONS:

Shannon Kelley-Fong, Assistant City Manager presented the Naming of Public Facilities and Memorial Roadways Policy.

On February 12, 2021, the City received a letter requesting that the City recognize the late Master Sergeant Leslie Johnson by naming a City-owned facility in his honor.

Currently, there is no policy for naming or renaming City facilities. The City does have naming policies for 1) corporate naming rights for parks; 2) Public parks, trails and parkways, etc., and 3) historical buildings.

At their May 3, 2021, meeting, the Community Relations and Public Affairs Committee moved to bring the draft Naming of Public Facilities and Memorial Roadways Policy to full Council for consideration.

DEPUTY MAYOR PRATT MOVED TO APPROVE THE
NAMING OF PUBLIC FACILITIES AND MEMORIAL
ROADWAYS POLICY. COUNCILMEMBER COX
SECONDED. MOTION CARRIED.

Upon Council approval of the Naming of Public Facilities and Memorial Roadways Policy, Shannon Kelley-Fong, Assistant City Manager, presented Resolution 1104 approving the Memorial Roadway Application in honor of Master Sergeant Leslie Johnson.

On February 12, 2021, the City received a letter requesting that the City recognize the late Master Sergeant Leslie Johnson by naming a City-owned facility in his honor.

The application is for a memorial roadway near the Lacey Veterans Services Hub on Golf Club Rd SE between 3rd Avenue and 6th Avenue SE.

The proposed memorial roadway honors Master Sergeant (MSG) Leslie Johnson, who meets Memorial Roadway criteria found in Section 10.18(B)(6), as MSG Leslie Johnson was a veteran with exceptional service contributions to the nation, state, or community.

The proposed name for the memorial roadway is “MSG Leslie Johnson Road.”

COUNCILMEMBER STEADMAN MOVED TO ADOPT RESOLUTION 1104, APPROVING THE APPLICATION FOR A MEMORIAL ROADWAY IN HONOR OF MASTER SERGEANT LESLIE JOHNSON. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

ORDINANCES:

Ryan Andrews, Planning Manager requested Council adopt Ordinance 1589, approving the Steilacoom/Marvin Annexation.

The Steilacoom/Marvin Annexation began as an owner-initiated annexation and included approximately 260 acres of private and publicly owned properties centered around the area known as “Mushroom Corner” including Ostrom’s Mushroom Farm, the Regional Athletic Complex, Nisqually Middle School, and Lacey Fire District 3 Station 34. On November 15, 2018, the City Council formally acted upon a petition for annexation using the 60% petition method (RCW 35A.14.120).

The area proposed for annexation is located in the Meadows Planning Area and within the Lacey Urban Growth Area and generally located around the intersection of Steilacoom Road SE and Marvin Road SE. The area includes approximately 410 acres in 372 separate tax parcels. The 2020-2021 assessed value of

these parcels is \$164,913,480, however, a considerable amount of the assessed value is in parcels that are owned by a government entity or a church and would be exempt from the payment of property taxes. The taxable assessed value for the area is \$103,299,480. This boundary, as proposed, would connect to the current city limits to the south of River Ridge High School, the Marq Apartments, and the General Commercial Zone located off of Martin Way.

The properties contain a mixture of zoning. In accordance with the Countywide Planning Policies and joint planning agreements with Thurston County, the zoning would remain upon annexation.

With annexation, the associated street frontage and right-of-way is also annexed. Therefore, Marvin and Steilacoom Roads and their associated rights-of-way would be annexed adjacent to the subject parcels. Marvin Road is designated as State Highway 510 in this area. The City of Lacey would assume maintenance responsibilities for the approximately 9.4 lane miles of public streets within the annexation area.

COUNCILMEMBER STEADMAN MOVED TO ADOPT ORDINANCE 1589, APPROVING THE STEILACOOM/MARVIN ROAD ANNEXATION. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

Ryan Andrews, Planning Manager requested Council adopt Ordinance 1590, approving the Mosure 54th Avenue Annexation.

The City received a notice of intent to commence annexation proceedings filed by Patty Mosure for a single parcel located on 54th Avenue SE using the 60 percent petition method (RCW 35A.14.120). The Thurston County Assessor's office verified that the signatures represent not less than 60 percent of the assessed valuation for general taxation of the property for which the annexation has been petitioned (RCW

35A.01.040). The annexation was sent to the Thurston County Boundary Review Board (BRB) for their review. The BRB has declined to invoke jurisdiction, so the application returned to the Council for final consideration in ordinance form.

The area proposed for annexation is located in the Lakes Planning Area and within the Lacey Urban Growth Area east of Ruddell Road SE and north of 54th Avenue SE between Lakehills Street SE and Alderglen Drive SE. The area includes one tax parcel (parcel is currently unaddressed but has an assessor's parcel no. 11834320000) totaling 9.91 acres. The property is undeveloped and is accessible from 54th Avenue SE which is a Lacey city street. The 2020- 2021 assessed value of this parcel is \$222,000.

The proposed annexation area is located within the City of Lacey's water service area and is served by an existing 10-inch waterline located in 54th Avenue SE and an 8-inch waterline in 53rd Avenue SE within the Lake Hills subdivision to the west. The lines are adequate to serve the future development of the proposed annexation area.

City of Lacey sewer service is provided by existing 10-inch PVC line in 54th Avenue SE. An existing 2-inch step line is available in 53rd Avenue, however, staff is recommending that the future development associated with this property be required to connect to the gravity line in 54th Avenue.

The annexation will require the assumption of the City's bonded indebtedness, except that it specifically waives the City's portion of the bonded indebtedness associated with Fire District 3. This is to prevent the property owners from paying both the Thurston County fire levy as well as the Lacey fire levy.

COUNCILMEMBER STEADMAN MOVED TO ADOPT ORDINANCE 1590, APPROVING THE MOSURE 54TH AVENUE ANNEXATION. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

The Equity Workgroup recommends the following individuals to the Lacey City Council for appointment to the Commission on Equity.

1. Kristine Stolberg
2. Jonathan (Jon) Hegwood
3. Thelma Jackson
4. Clifton Brown
5. Anne Clay
6. Makieda Hart
7. Kim Sauer

Mayor Ryder recommended the appointment of the seven individuals recommended by the Equity Workgroup to the Commission on Equity.

MAYOR RYDER MOVED TO APPOINT THE SEVEN INDIVIDUALS RECOMMENDED BY THE EQUITY WORKGROUP TO THE COMMISSION ON EQUITY. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

Mayor Ryder recommended the reappointment of Councilmembers Greenstein and Steadman to the LEOFF 1 Disability Board.

MAYOR RYDER MOVED TO APPROVE THE REAPPOINTMENT OF COUNCILMEMBERS GREENSTEIN AND STEADMAN TO THE LEOFF 1 DISABILITY BOARD. DEPUTY MAYOR PRATT SECONDED. COUNCILMEMBER STEADMAN ABSTAINED FROM VOTING. MOTION CARRIED.

CITY MANAGER'S REPORT:

Scott Egger, Public Works Director, requested Council award 2021 Overlay Project PW 2021-13 to low bidder Lakeside Industries, Inc. from Lacey, Washington in the amount of \$1,487,621.60.

This contract provides for street reconstruction and hot mix asphalt overlays of three (3) streets, HMA patching, selective digouts, city-wide valve and manhole patching to include road removal, minor reconstruction,

adjustments of utility appurtenances, striping and other work. This project will pave approximately 2.7 lane miles.

The project was advertised for two weeks and bids were opened May 6, 2021. Seven (7) bids were received. The bids ranged from a low of \$1,487,621.60 to a high of \$1,751,767.00. Lakeside Industries, Inc. from Lacey, Washington is low bidder at \$1,487,621.60. The Engineer's Estimate is \$1,800,000.00. Lakeside Industries, Inc., is qualified and capable of performing the work. Start date of the project is anticipated to be beginning of July 2021, and there are 40 working days allotted.

DEPUTY MAYOR PRATT MOVED TO AWARD LACEY CONTRACT NUMBER PW 2021-13 TO LOW BIDDER LAKESIDE INDUSTRIES, INC. FROM LACEY, WASHINGTON IN THE AMOUNT OF \$1,487,621.60. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

Scott Egger, Public Works Director, requested Council award 2021 Slurry Seal Project PW 2021-12 to low bidder Intermountain Slurry Seal, Inc. from Sparks, Nevada in the amount of \$354,354.00.

This contract provides for slurry sealing of several neighborhoods in the southeast area of the City, work to include sealing of streets and other work. The slurry seal will cover approximately 17.5 lanes miles.

The project was advertised for two and a half weeks and bids were opened May 5, 2021. Three (3) bids were received. The bids ranged from a low of \$354,354.00 to a high of \$441,323.17. Intermountain Slurry Seal from Sparks, Nevada, is low bidder at \$354,354.00. The Engineer's Estimate is \$495,000.00.

Intermountain Slurry Seal is qualified and capable of performing the work. Start date of the project is anticipated to be beginning of July 2021, and there are 20 working days allotted.

COUNCILMEMBER STEADMAN MOVED TO AWARD LACEY CONTRACT NUMBER PW 2021-12 TO LOW BIDDER INTERMOUNTAIN SLURRY SEAL, INC. FROM SPARKS, NEVADA IN THE AMOUNT OF \$354,354.00. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

Shannon Kelley-Fong, Assistant City Manager, requested Council approve the proposed amendments to the Youth Council Policy.

A brief overview of the proposed changes are as follows:

- Expands the purpose of Youth Council is include serving as an advisory body to the Lacey City Council on youth perspectives related to community matters.
- Expands membership from 7 to 15 Youth Councilmembers.
- Allows sophomores to participate in addition to juniors and seniors. Youth Council Mayor and Deputy Mayor remain juniors or seniors and must have one year of experience on the Youth Council, at the Lacey Mayor's discretion.
- Increases meeting times to twice a month, including one Regular meeting and one Worksession meeting.
- Outlines that four (4) Youth Councilmembers (juniors or seniors) will serve as Youth Representatives on the Lacey Library Board, Board of Park Commissioners, Historical Commission, and Commission on Equity.
- Outlines that three (3) Youth Councilmembers (juniors or seniors) will serve as Project Managers for the Youth Council service or community engagement project.
- Calls for the creation of a year-long workplan that includes civic education elements, time to create and accomplish youth projects, and increases youth advisory opportunities.
- Increases Youth Council presentations in front of the City of Lacey Council to once a month.

- Allows for flexibility with in-person or virtual attendance at meetings.
- Provides specific criteria for removing Youth Councilmembers with unexcused absences.

COUNCILMEMBER COX MOVED TO ADOPT THE PROPOSED AMENDMENTS TO THE LACEY YOUTH COUNCIL POLICY. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

STANDING COMMITTEES:

Finance & Economic Development Committee

Mayor Ryder updated the committee met on April 27, 2021, and discussed the following:

- Scale Up program
- Multi-family tax exemption program
- Workforce considerations

Land Use Committee

Councilmember Cox updated the committee met on April 27, 2021, and discussed the Multi-Family Tax exemption program, as well as the Hawks Prairie Zoning Text Amendments.

Utilities Committee

Councilmember Kunkel updated the committee met on May 3, 2021, and discussed the following items:

- Water Shortage Response Plan
- 2020 Stormwater Annual Report

Community Relations & Public Affairs Committee

Councilmember Steadman updated the committee met on May 3, 2021, and discussed the following:

- Update on the Lacey Minsk Mazowiecki Sister City Association
- Naming Policy
- Culture Celebration Recap

Mayor Ryder and Council discussed the Sister City's upcoming 600th year celebration and encouraged all Councilmembers to visit when the opportunity returns.

Transportation Committee

Councilmember Miller updated the committee met on May 4, 2021, and discussed the following:

- The Hercules Drive Transportation Latecomer's Agreement
- Construction Updates

Mayor Ryder highlighted recent citizen correspondence, detailing concerns for residents of senior living homes trying to cross Carpenter Road, instead of deferring to controlled crosswalks. Council directed staff to contact building management to help facilitate outreach and direct residents to use controlled crossings to prevent safety concerns.

BOARDS, COMMISSIONS

AND COMMITTEE REPORTS:

Mayors' Forum

Mayor Ryder reported the following was discussed:

- Re-opening Plans
- City of Olympia's Lakefair
- City of Lacey's 3rd of July Fireworks
- City of Tumwater's Fourth of July Parade
- Mayors of City of Yelm and City of Tumwater would not be running for additional terms

Transportation Policy Board

Mayor Ryder reported the committee met on May 12, 2021, and discussed the following:

- Bylaws Update (adding second Vice Chair to leadership team)
- State Legislative Update
- Buildable Lands Update
- Telework/Productivity

LOTT

Deputy Mayor Pratt reported on several items from the May 12, 2021, meeting:

- Juneteenth Holiday
- Biological Process Update
- Bond Refunding
- Capacity Planning Update
- Review of the Wet Center and Education Program

Olympic Region Clean Air Agency

Deputy Mayor Pratt reported on several items from the May 12, 2021, meeting:

- Auditor's Office Report
- Online Residential Burn Permits
- Air Quality Program reported 30 days of good air in Lacey
- Budget passing scheduled in June

Intercity Transit

Councilmember Cox reported on several items from the May 19, 2021, meeting:

- Public Hearing on 2022-25 Transportation Improvement Program
- Transportation Annual Development Plan Confirmation
- June 16th Public Hearing regarding the 2020 Annual Report and 2021-2026 Transportation Development Plan
- Update on project agreements with WSDOT
- Detailed update on long range Dial-A-Lift study findings and trends

Thurston Thrives

Councilmember Miller reported on the following:

- COVID-19 Updates
- Equity/Race Statistics
- CDC Grant for Minority and Women Owned Business Update
- Equity and Vaccine Distribution

Thurston Regional Planning Council

Councilmember Miller reported TRPC met on May 7, 2021, and reviewed the Buildable Lands Report and GMA goals.

Council discussed locating unoccupied, residential structures to potentially repurpose for affordable housing. Council directed staff to research and identify if this data can be collected.

Economic Development Council

Councilmember Kunkel reported the EDC met on April 28, 2021, and discussed the following:

- Board Membership Updates
- SW WA Agricultural Business & Innovation Park Updates

Lacey South Sound Chamber

Councilmember Kunkel reported on May 5, 2021, meeting and discussed updates on meeting in-person and the Annual Chamber Golf Tournament.

Olympia-Lacey-Tumwater Visitor & Convention Bureau

Councilmember Kunkel reported Annette Pitts was announced the new CEO.

Solid Waste Advisory Committee

Councilmember Kunkel reported the Committee met on May 5, 2021, and discussed the following:

- 2021 Legislative Session Recap
- WARC Master Conceptual Plan Presentation
- Update on Capital Facilities Projects

Mayor Ryder adjourned the meeting at 6:23 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____

MINUTES OF THE LACEY CITY COUNCIL WORKSESSION

MAY 27, 2021

4:00 P.M. – 6:11 P.M.

REMOTE ONLY

COUNCIL PRESENT: DEPUTY MAYOR PRATT (LOGGED OFF FROM 5:21 PM-5:30 PM DUE TO TECHNICAL ISSUES), COUNCILMEMBERS GREENSTEIN, STEADMAN, COX, KUNKEL, MILLER

COUNCIL EXCUSED: MAYOR RYDER

STAFF PRESENT: S. SPENCE, J. BURBIDGE, S. EGGER, D. SCHNEIDER, T. WOO, E. FONTAINE

ACTION: APPROVE WORKSESSION AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS GREENSTEIN AND COX

UTILITY RATE DISCUSSION

PRESENTERS: SCOTT EGGER, PUBLIC WORKS DIRECTOR
TROY WOO, FINANCE DIRECTOR
TAGE AAKER, PROJECT MANAGER, FCS GROUP
AMANDA LEVINE, FINANCIAL ANALYST, FCS GROUP
BRIAN CASEY, PRINCIPAL ENGINEER, MURRAYSMITH

ACTION: INFORMATION ONLY

Council received information covering Utility Rate Making, Fiscal Policies, Capital Program Summary and Rate Forecasting. Staff also presented on the following interrelated topics:

Multi-Year Plan for Water and Waste Water Rates

Lacey is currently in the process of finalizing its Water Service Plan Update (Comprehensive Plan Element Amendment) as required by Chapter 246-290 of the Washington Administrative Code.

Given Lacey's commitment to funding a septic conversion program and the connection between septic conversion and preservation of valuable water sources,

multi-year rate plans were developed for both the water and wastewater utilities as both utilities contribute to the funding of the conversion program

Tolmie Park HOA Community Septic System and potential Septic Conversion Project

Tolmie Park Estates HOA recently reached out to Lacey staff to ask for assistance to connect their homes to sewer. Tolmie Park Estates currently has 47 homes connected to an aging community septic system which has significant issues with water intrusion. Tolmie Park Estates is located adjacent to Eagle Drive NE in the UGA. More significantly, it is located near the headwaters to Eagle Creek. Connecting this neighborhood to sewer will positively influence the water quality in Eagle Creek. Staff needs direction from Council on whether the City is willing to provide financial assistance for a septic conversion project. The formation of a Local Improvement District would most likely be required to move this project forward.

Staff requested direction from Council regarding the community septic system and potential septic conversion project for the Tolmie Park HOA Community. Council expressed support of a septic conversion program.

Mid-Year Utility Rate Increase

Troy Woo, Finance Director presented on the 2021 Utility Rate Proposed increases for residential accounts.

In November 2020, the City Council decided not to raise utility rates for the first half of 2021 in an effort to provide financial relief to utility customers who may have been financially impacted by COVID. At that time, the City Council decided that they would have a follow up discussion in May 2021 to consider whether to raise utility rates for the second half of 2021. The City Council will consider whether to raise Water and Wastewater rates by 3.0 percent and Stormwater Utility rates by 4.5 percent for the second half of 2021.

Adopt rate ordinance Effective July 1, 2021

Water (3.0%) - +\$1.04 a month for residential customers

Sewer (3.0%) - +\$.66 month residential customers

Stormwater (4.5%) - +\$0.56 month for residential customers.

Staff requested direction from Council regarding the Mid-Year Utility Rate Increase. Council requested to see a (5.0%) for water and sewer effective July 1, 2021, for comparison. An updated presentation will be provided at a future meeting.

2021 STATE LEGISLATIVE SESSION RECAP

PRESENTER: BRIAN ENSLOW, STATE LOBBYIST

ACTION: INFORMATION ONLY

Brian Enslow, State Lobbyist, presented a review of the 2021 Legislative session to Council. Highlights included the following:

Investing in the 1-5 Corridor

- The legislature funded \$5 million in 2021-23 for preliminary design and environmental review to address the current design of 1-5 that is limiting salmon habitat, creating a flood risk and a major bottleneck through the region.

Heritage Capital Grant for the Lacey Museum and Cultural Center

- The legislature fully funded the Heritage Capital Program.
- A new Lacey Museum and Cultural Center has been a long-term goal of the City, and has been in development, with extensive public input.
- Project Grant in 2021 totaling \$607,709.

State Leadership on Homelessness Crises:

- The City sought leadership from the State of Washington to provide a unified set of strategies and tools to navigate this crisis and support our unsheltered community.
- Legislature provided \$3 million to WSDOT to address public health and safety risks associated with homeless encampment of department-owned rights of way.

Rent and Utility Assistance for Low-Income Tenants (\$658M)

- Additional document recording fee created by HB 1277. Funds existing programs as well as dedicates \$88.7 million for the newly created Eviction Prevention Rental Assistance Program (\$292M).
- Housing, homelessness, and utility assistance programs, such as homeowner assistance fund and the low-income home energy assistance program (\$310.4M).
- Housing and essential needs is provided one-time funding to serve approximately 1,700 additional clients.

Planning for Low Income Housing and Shelter (HB 1220)

- Requires GMA jurisdictions to address extremely low-income housing, moderate density housing options, and racially disparate impacts and displacement in the housing element of the comprehensive plan.
- Prohibits cities from banning indoor emergency shelters and indoor emergency housing in any zones where hotels are allowed, except for cities that have an adopted ordinance authorizing indoor emergency shelters and indoor emergency housing in majority of zones.

Tax Increment Financing (TIF) (HB 1189)

- Authorizes local governments to designate tax increment financing areas and to use increased local property tax collections to fund public improvements.
- A local government may designate up to two TIF areas and use resulting tax allocation revenues to pay for public improvement costs.
- Total assessed value of TIF areas may not exceed \$200 million.

The review included the small business assistance grants through the Working Washington grant program totaled \$50 million, and small business credit initiative providing access and other credit support programs totaled \$138 million.

The following bills were reviewed in depth due to their impact on local jurisdictions:

SB 5476

- Establishes possession of a controlled substance as a misdemeanor.
- Requires law enforcement officers who encounter an individual in possession of a controlled substance to offer a diversion to seek a substance use disorder assessment and treatment services.
- The ability to charge an individual with a misdemeanor expires July 1, 2023, and state law will automatically revert to whatever the law states on that date.
- The Washington State Health Care Authority (HCA) is charged with establishing a recovery services plan.

HB 1054

- Prohibits the use of a chokehold or neck restraint on another person.
- States that Tear gas may not be utilized unless necessary to alleviate a present risk of serious harm posed by a riot, barricaded subject, or a hostage situation.
- Limits vehicular pursuit when there is probable cause to believe a person has committed an escape or when there is reasonable suspicion a person has committed a driving under the influence offense; and requires the person being pursued to pose an imminent threat to the safety of others.

HB 1310

- Clarifies use of permissible uses of force by law enforcement and correctional officers.

HB 1267

- Establishes the Office of Independent Investigations (OII), which would investigate serious use of force incidents and criminal acts by a law enforcement officer that merit the filing of criminal charges.

SB 5066

- Requires law enforcement officers to intervene and report any use of excessive force by another officer.

The following policy bills impacting cities were also highlighted:

- HB 1069 – *Allowing temporary flexibility with certain existing restricted revenues, including the Real Estate excise Tax (REET).*
- SB 5051 – *Expands grounds for decertification of law enforcement officers, to include use of force violations.*
- HB 1348 – *Allows individuals to maintain Medicaid status for the first 29 days of incarceration.*
- SB 5119 – *Requires local jails to conduct investigations into unexpected deaths that occur within their correction facilities.*
- HB 1320 – *Modernizes the process for civil protection orders.*
- SB 5021 – *Eliminates impact of COVID-19 work stoppages and shutdowns on public employee pensions.*
- SB 5367 - *Ensures automatic refunds of contributions to unvested public retirement accounts.*
- HB 1070 – *Adds “acquisition” and “emergency, transitional and supportive housing” to uses of Affordable Housing and Related Services Tax.*
- SB 5235 – *Prohibits owner occupancy regulation of ADUs unless short-term rental and unrelated persons.*
- SB 5287 – *Expands and extends Multi-Family Property Tax Exemption Program.*
- SB 5022 – *Creates recycled content requirements for plastic bottles, jugs, and trash bags; styrofoam ban; and request only for single-use food service products – straws, lids, utensils, and condiments.*
- SB 5253 – *Requires 25% of public works landscaping to “bee” pollinator habitat.*
- HB 1091 – *Creates Low Carbon Fuels standards.*
- SB 5126 – *Creates a statewide CAP & Invest program.*
- HB 1016 – *Makes Juneteenth (June 19) which celebrates the end of slavery in the U.S., a state legal holiday (effective on July 25, 2021).*

3RD OF JULY EVENT UPDATE

STAFF: JEN BURBIDGE, PARKS, CULTURE & RECREATION DIRECTOR

ACTION: INFORMATION ONLY

Jen Burbidge, Parks, Culture & Recreation Director, provided an update on the 3rd of July Event.

The City will be hosting the Lacey Fireworks Spectacular - 2021 Drive Up and Watch Edition. Due to COVID-19, staff met with Thurston County Health Department and the City of Tumwater to collaborate event details and current restrictions.

Fireworks will be held from Chinook Middle School/North Thurston High School Fields and viewable by the public in various locations to park and watch. A map with best parking locations and traffic flow will be distributed. The North Thurston High School bus parking lot will be reserved for first responders.

The following restrictions will be communicated for everyone's safety:

- No Pets
- No Alcohol
- No Tobacco Products
- No Firearms
- No BBQ/Fires
- No Personal fireworks
- No Tents
- No RVs or saving spots (1 parking spot per vehicle)

A post card mailer will go out to 600 local businesses. Staff is also discussing having a live-stream to promote a "watch from home" option.

MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
JUNE 3, 2021, REMOTE ATTENDANCE

CALL TO ORDER: Mayor Ryder called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Ryder led the Pledge of Allegiance.

COUNCIL PRESENT: A. Ryder, C. Pratt, C. Cox, L. Greenstein, E. Kunkel, M. Miller, M. Steadman

STAFF PRESENT: S. Spence, R. Almada, J. Burbidge, S. Egger, M. Hardie, S. Kelley-Fong, D. Schneider, R. Walk, T. Woo, P. Edmonds

APPROVAL OF AGENDA
AND CONSENT AGENDA: Consent Agenda Items:
A. Council Worksession minutes of May 13, 2021.
B. A motion to approve payment of claims, wages and transfers for May 14, 2021, through May 26, 2021.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE THE AGENDA AND CONSENT AGENDA. COUNCILMEMBER COX SECONDED. MOTION CARRIED.

PUBLIC COMMENT: Persons wishing to provide public comment on items not on the agenda must pre-register to speak. Registration closed at 3:00 p.m. today.

Wayne Olsen spoke in favor of the Thurston Climate Mitigation Plan.

Public comments may also be submitted by email by 12:00 p.m. today. Comments will be provided to the City Council electronically prior to the meeting. Comments

will not be addressed during the meeting; however, comments received will be added to the official record.

One written public comment was received and will be made part of the official record.

MAYOR'S REPORT:

Mayor Ryder recommended appointing Deputy Mayor Pratt as the City's voting delegate at the upcoming AWC business meeting.

Mayor Ryder announced the 3rd Annual Mayor's Gala will be held virtually on Friday, June 4, at 6:30 p.m. The fundraiser will benefit the Lacey Veteran's Services Hub.

CITY MANAGER'S REPORT:

Troy Woo, Finance Director, presented the City with the 2019 GFOA Certificate of Achievement Award for Excellence in Financial Reporting. This is the 19th year the City has received the certificate.

Scott Egger, Public Works Director, requested Council award Carpenter Road Overlay Project PW 2021-14 to low bidder Miles Resources, LLC from Puyallup, Washington in the amount of \$1,680,680.00.

The contract provides for street reconstruction and hot mix asphalt overlay and HMA patching to include minor reconstruction, pavement dig outs, adjustment of utility appurtenances, striping, and other work. This project will pave approximately 3.7 lane miles.

The project was advertised for two weeks and bids were opened May 20, 2021. Five (5) bids were received, and ranged from a low of \$1,680,680.00 to a high of \$2,201,636.50. The Engineer's Estimate is \$2,150,000.00.

Miles Resources, LLC is qualified and capable of performing the work. The anticipated start date to begin the project is the beginning of August 2021. There are 40 working days allotted.

DEPUTY MAYOR PRATT MOVED TO AWARD LACEY CONTRACT NUMBER PW 2021-14 TO LOW BIDDER MILES RESOURCES LLC IN THE AMOUNT OF \$1,680,680.00. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

Shannon Kelley-Fong, Assistant City Manager, presented the Community Development Block Grant (CDBG) update.

Thurston County has proposed to renew the Thurston County Urban CDBG program for years 2022-2024.

The City received correspondence from Thurston County asking the City to confirm our continued participation in the Thurston County Urban County CDBG program for an additional three-year period (2022-2024). The County also provided an updated MOU with no change to the allocation method of past agreements.

The following three options were presented to Council for consideration:

1. No change; continue as a member in the Thurston County CDBG Urban County Program
2. Become an Entitlement Community - Leave the Thurston County CDBG Urban County Program
3. Renegotiate the terms of the Thurston County Urban County CDBG Program MOU for 2022-2024

The County requested a response from the City by June 11, 2021. However, the City requested an extension to allow time to receive a letter from HUD on the City's entitlement status, allocation estimates, and impacts on the County.

Staff recommends waiting until HUD provides the City more details on the City's entitlement status and potential annual CDBG allocation, as well as the impact on the Thurston County Urban Community Program prior to determining the City's participating in any CDBG program.

The County is working on an extension with HUD for a July 9 response.

STANDING COMMITTEES:

Finance & Economic Development Committee

Mayor Ryder reported the Committee met on May 25, 2021, and received an update on the 2021 Budget Amendments and the 2021 First Quarter Financial Report.

General Government

Deputy Mayor Pratt reported the Committee met on May 25, 2021, to discuss Building Permit Fee Waivers and the Salvation Army's Homeless Veteran Service Expansion.

Land Use Committee

Councilmember Cox reported the Committee met on May 25, 2021, to receive an update on the Climate Mitigation Plan and Housing Action Plan.

BOARDS, COMMISSIONS
AND COMMITTEE REPORTS:

Intercity Transit

Councilmember Cox reported on several items:

- Adopted 2022-2025 Transportation Improvement Program
- Martin Way Park & Ride Improvements
- Olympia Transit Center open June 1st
- Olympia Express Service to Lakewood
- Federal mask mandate for Intercity Transit riders

Regional Housing Council

Councilmember Cox reported on several items:

- State and local housing funds
- Permanent supportive housing

TCOMM911

Councilmember Greenstein reported on several items:

- Project updates
- New radio system open house on June 23

- Possible merger of Tumwater and Olympia fire departments

Mayor Ryder adjourned the meeting at 5:23 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____



LACEY CITY COUNCIL MEETING

June 17, 2021

SUBJECT: Disbursement Approval

RECOMMENDATION: By motion, approve payment of claims, wages, and transfers.

STAFF CONTACT: Troy Woo, Finance Director *tw*

ORIGINATED BY: Troy Woo, Finance Department

BACKGROUND:

The action requested of the City Council is by motion to approve payment of claims, wages and transfers for 5/27/2021 through 6/9/2021. The disbursements consist of the following:

Checks:	<u>Week of</u>	<u>Beg. Check No.</u>	<u>End. Check No.</u>	<u>Amount</u>
	5/28/2021	256725	256909	421,847.98
	*5/28/2021	256910	256911	921.64
	6/4/2021	256912	256966	1,622,848.68

Electronic Transfers:	<u>Week of</u>	<u>Amount</u>
	5/26/2021	216.00
	5/28/2021	884,209.50
	5/28/2021	61,988.74
	*5/28/2021	34,035.98
	*5/28/2021	1,468,349.98
	6/1/2021	124,900.00
	6/2/2021	270.00
	6/4/2021	403,347.58
	6/7/2021	105.30
	6/7/2021	2,270.60
	6/8/2021	11,866.65

Payroll:	<u>Month Ended:</u>	<u>Wages</u>
	*5/28/2021	1,527,773.06

* Disbursements for employee out-of-pocket deductions and employee benefits.

Significant Disbursements:

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Murraysmith, Inc.	\$ 81,877.38	Water Sys Plan/Water Project Design
Northwest Land & Water	\$ 101,351.19	Hydrogeology Services
South Sound Contractors	\$ 505,752.96	Cap City Water/Sewer
Thurston Co. Pub. Works	\$ 66,141.54	Mullen Road Utilities
Aclara Technologies	\$ 278,751.20	Meter Transmission Units
LOTT Wastewater Alliance	\$ 1,520,606.54	LOTT Reserve Cap Fees/ERU's

CITY OF LACEY

Official Proclamation

WHEREAS, our great country is made up of people from every nation on earth, who are declared equal not only in freedom but also in justice, both of which are essential for a healthy society; and

WHEREAS, Black people were bought and sold as slave labor for 250 years in North America and then the United States of America and suffered unspeakable acts of violence and oppression; and

WHEREAS, President Abraham Lincoln issued the Emancipation Proclamation on January 1, 1863, declaring the enslaved people in Confederate territories to be free and paving the way for the 13th Amendment to the U.S. Constitution abolishing slavery in our nation ; and

WHEREAS, on June 19th, 1865, Union soldiers led by Major General Gordon Granger, arrived in Galveston, Texas to enforce the Emancipation Proclamation – signed by President Lincoln over two- and one-half years prior – and freed all remaining enslaved people in the state of Texas; and

WHEREAS, Texans began the celebration of Juneteenth in 1866, with community events such as parades, cookouts, prayer gatherings, musical performances, and historical cultural readings; and as freed families emigrated from Texas to other parts of the United States, they carried the Juneteenth celebration with them; and Juneteenth is now a worldwide celebration which commemorates the end of slavery in the United States of America; and

WHEREAS, the residents, businesses, community groups, and the City of Lacey are firmly committed to celebrating and promoting diversity, equity, and inclusion; and

WHEREAS, we acknowledge African American freedom, contributions, and achievements within this community, past, and present.

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the Lacey City Council, do hereby proclaim June 19th, 2021, as

Juneteenth

in the City of Lacey and encourage all residents, businesses, and community groups to explore this important celebration of American culture, history, and pride.

Mayor Andy Ryder
June 17, 2021



SUMMARY OF HEARINGS EXAMINER REPORT TO CITY COUNCIL

SUBJECT: Conditional Use and Wetland Development Permit Application for the Olympia Behavioral Health Hospital – Case no. 19-92

DESCRIPTION OF PROPOSAL: Olympia Behavioral Health, LLC. (OBH), proposes construction of a 75,900 square foot, 85 bed behavioral health hospital and associated site improvements. A wetland development permit is included for impacts to on-site wetlands. The facility is classified as a Type II Essential Public Facility. Project Location: 3000 Marvin Road Northeast, Lacey Washington 98516. The parcel number is 118023102000.

SUMMARY OF CONCLUSIONS: The Hearing Examiner conducted a public hearing on Tuesday May 18, 2021. The hearing was held as a zoom webinar that allowed for public testimony. All hearing notices provided information necessary for the public and interested parties to attend the virtual hearing. Staff, the applicant, and the applicant's representatives provided testimony about the project. Several community members attended the hearing, but did not provide testimony. Topics of discussion at the hearing included: neighborhood compatibility and facility operations and security, community need, storm water management, and wetland impacts and protection.

On June 2, 2021 the Hearings Examiner recommended approval of the conditional use permit application with several conditions of approval intended to ensure compatibility of the use with other surrounding uses and to minimize potential adverse impacts. The conditions of approval recommended to the City Council for the project are substantially as suggested by staff. Staff is requesting the Council approve the proposal including adoption of findings, conclusions and conditions outlined in the written recommendation of the Hearings Examiner.

ACTION OPTIONS FOR CITY COUNCIL: The City Council may take one of the following actions:

1. Approve the recommendation of the Hearings Examiner.
2. Reverse the decision of the Hearings Examiner.
3. Modify the recommendation of the Hearings Examiner.

Any decision to modify or reject the Examiner's decision shall be made based on the open record hearing and supported by findings of fact and conclusions.

**BEFORE THE HEARINGS EXAMINER
FOR THE CITY OF LACEY**

In the Matter of the Application of	)	No. 19-92
	)	
Steve Filton, United Health Services, Inc.,	)	Olympia Behavioral Health Hospital
on behalf of Olympia Behavioral Health,	)	
LLC	)	
	)	
For Approval of a Conditional Use Permit and	)	FINDINGS, CONCLUSIONS,
<u>Wetland Development Permit</u>	)	AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearings Examiner recommends that the Lacey City Council **APPROVE** the proposal for a Conditional Use Permit, along with an associated Wetland Development Permit application, to construct a 75,900 square foot, 85-bed behavioral health hospital, with associated site improvements, at 3000 Marvin Road NE. Conditions are necessary to address specific impacts of the proposed project.

SUMMARY OF RECORD

Hearing Date:

The Hearings Examiner for the City of Lacey held an open record hearing on the request on June 2, 2021, using remote technology.

Testimony:

The following individuals presented testimony under oath at the open record hearing:

Darin Goss
Ron Escarda
Tod McBryan
Ken Sandblast
Scott Mahari
Sarah Schelling, City Senior Planner

Attorney Joseph Brogan represented the Applicant at the hearing.

Exhibits:

The following exhibits were admitted into the record:

1. List of Exhibits
2. Staff Report, dated May 7, 2021
3. General Land Use Application, dated June 30, 2020

*Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
Olympia Behavioral Health CUP and WDP
No. 19-92*

4. Conditional Use Permit Supplemental Application, dated June 30, 2020
5. Wetland Development Permit Supplemental Application, received June 30, 2020
6. Preliminary Site Plans:
 - a. Cover Sheet (Sheet P100), dated June 30, 2020
 - b. Existing Conditions (Sheet P200), dated June 30, 2020
 - c. Existing Conditions East Area (Sheet P201), dated June 30, 2020
 - d. Existing Conditions Aerial (Sheet P202), dated June 30, 2020
 - e. Site Plan (Sheet P300), dated June 30, 2020
 - f. Flow Dispersion Trench (Sheet P501), dated June 30, 2020
 - g. Site Lighting Photometrics (Sheet EL0.1), dated June 30, 2020
7. Conditional Use Permit Narrative, received June 30, 2020
8. SEPA Environmental Checklist, submitted June 30, 2020
9. Letter from Joseph A. Brogan, Foster Garvey, PC, dated December 22, 2020
10. Letter from Joseph A. Brogan, Foster Garvey, PC, dated March 12, 2021
11. Wetland Analysis Report, Grette Associates, LLC, revised March 2021
12. Wetland Compensatory Mitigation Plan, Grette Associates, LLC, revised April 2021
13. Preliminary Drainage Report, Westlake Consultants, dated June 30, 2020
14. Traffic Impact Analysis, Heffron Transportation, Inc., dated August 18, 2020
15. Tree Protection Plan, Washington Forestry Consultants, Inc., dated September 9, 2020
16. Transmittal Memorandum, dated August 28, 2020
17. Notice of Application, issued August 27, 2020
18. Notice of Application, for publishing August 28, 2020; Order Confirmation, *The Olympian*, run date August 28, 2020, with ad copy
19. Comment from Washington State Department of Ecology, dated September 11, 2020
20. Comment from Washington State Department of Archeology and Historic Preservation, dated September 10, 2020
21. Comment from Nisqually Indian Tribe, dated September 4, 2020
22. Comment from Doug Christenson, City Water Resources Engineer, dated September 14, 2020
23. Comment from Christopher Stolberg, City Transportation Engineer, dated October 26, 2020
24. Comment from Terry McDaniel, City Fire Code Specialist, dated August 27, 2020
25. City of Lacey Development Review Public Works Division Conditional Use Permit Conditions comments from Tom Stiles, dated September 18, 2020
26. Request for Additional Information Letter, dated November 10, 2020
27. Washington Natural Heritage Program Site Survey Report, Tynan Ramm-Granberg & Irene Weber, dated December 22, 2020
28. Email from Rebecca Rothwell, Washington State Department of Ecology, dated December 23, 2020
29. Stormwater Design and Wetland Buffer Memorandum, Westlake Consultants, dated February 11, 2021

30. Wetland Conceptual Mitigation Plan Revision Letter, Grette Associates, LLC, dated February 12, 2021
31. Email from Rebecca Rothwell, Washington State Department of Ecology, dated February 24, 2021, with email string
32. Mitigated Determination of Nonsignificance, issued April 1, 2021
33. Public Comments:
 - a. Comment from Kevin Caserta, dated April 2, 2021
 - b. Comment from Annette Stier, received April 6, 2021
 - c. Comment from Jean Clark, dated April 12, 2021
 - d. Comment from Greg Cuoio, dated April 13, 2021
 - e. Comment from Jay Burney, dated April 16, 2021
 - f. Comment from Tendai Masiriri, dated April 19, 2021
 - g. Comment from J. Scott Smitherman, received April 19, 2021
 - h. Comment from Darin Goss, dated April 20, 2021
 - i. Comment from Stan Moon, dated April 21, 2021
 - j. Comment from Jennifer Groberg, dated April 23, 2021
 - k. Comment from Mark Bouchard, dated April 29, 2021
 - l. Comment from Jennifer Burtner, dated May 3, 2021
 - m. Comment from Rahn Inman, received May 3, 2021
 - n. Comment from Lauren Simonds, dated May 4, 2021
 - o. Comment from Ajay Sinha, dated May 5, 2021
 - p. Comment from Michael Sheidun, dated May 6, 2021
 - q. Comment from Carmant Desai, dated May 6, 2021
34. Notice of Public Hearing
35. Notice of Public Hearing, for publishing May 7, 2021; Order Confirmation, *The Olympian*, run date May 7, 2021, with ad copy
36. Certification of Public Notice, dated May 7, 2021
37. Applicant PowerPoint Presentation

The Hearings Examiner enters the following findings and conclusions based upon the testimony and exhibits admitted at the open record hearing:

FINDINGS

Application and Notice

1. Steve Filton, United Health Services, Inc., on behalf of Olympia Behavioral Health, LLC (Applicant), requests approval of a Conditional Use Permit (CUP) to allow construction of a 75,900 square foot, 85-bed behavioral health hospital. The proposed hospital building would include approximately 49,000 square feet of inpatient space, 3,800 square feet of outpatient clinic space, and 23,000 square feet of associated office and support space. Associated improvements would include new drive aisles providing two points of access to the hospital from 31st Avenue NE as well as parking facilities, street frontage improvements along 31st Avenue NE, stormwater treatment and dispersion facilities, and

Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
Olympia Behavioral Health CUP and WDP
No. 19-92

landscaping. A Category I wetland and three Category III wetlands are located on the subject property. To facilitate construction of the proposed hospital, the project also requires approval of a Wetland Development Permit to allow a 0.37-acre Category III wetland (Wetland C) on the eastern portion of the property to be filled and to allow for a reduction of the standard buffer associated with a Category III wetland (Wetland A). To mitigate for the project's wetland and buffer impacts, the Applicant would permanently protect approximately 3.4 acres of remaining on-site wetlands, as well as their associated buffers, and an additional 10 acres of mature forest areas that provide high-quality buffer functions, which would amount to over two thirds of the approximately 22-acre property. The property is located at 3000 Marvin Road NE.¹ *Exhibit 2, Staff Report, pages 1, 2, and 5 through 13; Exhibits 3 through 6; Exhibits 11 through 13; Exhibits 27 through 31.*

2. The City of Lacey (City) determined that the application was complete on August 27, 2020. The next day, the City routed notice of the application to reviewing City departments and government agencies, posted notice of the application on-site, and published notice in *The Olympian*, with a comment deadline of September 11, 2020. On May 7, 2021, the City provided notice of the open record hearing associated with the application by mailing notice to property owners within 300 feet of the property, posting notice on-site, and publishing notice in *The Olympian*. *Exhibit 2, Staff Report, pages 4 and 5; Exhibits 16 through 18; Exhibits 34 through 36.*
3. The City received several comments from reviewing agencies, all of which were specific to the environmental review of the proposal. These comments are discussed in detail below. The City also received several comments from members of the public in response to its notice materials, all of which expressed support for the proposal. The comments all noted that there is a current shortage of available psychiatric beds in the area and that the proposed hospital would provide a broad range of behavioral health and psychiatric services addressing this critical unmet need. Specifically, the City received comments in support of the proposal from Dr. Kevin Caserta, Chief Medical Officer of Providence Southwest Washington; Annette Stier, Southwest Area Director for Women's and Children's Services at Providence St. Peter Hospital and Providence Centralia Hospital; Jean Clark, Chief Executive Officer of CHOICE Regional Health Network and Cascade Pacific Action Alliance; Greg Cuoio; Jay Burney, City Manager for the City of Olympia; Tendai Masiriri, Director of Behavioral Health for Providence Southwest Washington Health and Services; Dr. J. Scott Smitherman, President of the Board of Directors for the Providence Southwest Washington Foundation; Darin Goss, Chief Executive of Providence Southwest Washington; Stan Moon, Thurston County Emergency Medical Services Council Chair; Jennifer Groberg, Providence Southwest Washington Community Mission Board Chair; Dr. Marc Bouchard, Medical Director of Behavioral

¹ The property is identified by tax parcel number 118023102000. *Exhibit 2, Staff Report, page 1.* A legal description of the property is included with the General Land Use Application. *Exhibit 3.*

Health for Providence Southwest Washington; Dr. Jennifer Burtner, Medical Director of the Emergency Department at Providence St. Peter Hospital; Rahn Inman; Lauren Simonds, Executive Director and Chief Executive Officer of the National Alliance on Mental Illness – Washington; Dr. Ajay Sinha, Director of Pharmacy Services for BHC Fairfax Hospital; Michael Sheidun; and Carmant Desai. *Exhibit 33.*

State Environmental Policy Act

4. The City acted as lead agency and analyzed the environmental impacts of the proposal, as required by the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). The City consolidated notice of the SEPA review and application comment periods under the optional process provided for by Washington Administrative Code (WAC) 197-11-355, with a comment deadline of September 11, 2020. The notice materials stated that the City expected to issue a Mitigated Determination of Nonsignificance (MDNS) for the project. As noted above, the City received several comments specific to SEPA environmental review from reviewing agencies, specifically:
 - The Washington State Department of Archaeology and Historic Preservation (DAHP) submitted a comment noting that direct archaeological supervision of the project would not be required because no cultural resources were found on the property during a site survey. DAHP recommended, however, that the project follow a standard Inadvertent Discovery Plan during all ground disturbing activity.
 - The Nisqually Indian Tribe noted that a cultural resources investigation would not be required for the project.
 - Thurston County Public Works noted that the Applicant would be required to pay traffic impact fees to the County to mitigate for the project's impacts to two County road projects. Thurston County Public Works also identified four intersections along the Marvin Road corridor that lack capacity for the additional traffic that would be generated by the project, noting that the Applicant could mitigate for impacts to these intersections by purchasing reserve capacity roadway trips from the County.
 - The Washington State Department of Ecology (DOE) provided general comments about appropriate solid waste management, toxics cleanup, and water quality. DOE also stated that, if the U.S. Army Corps of Engineers determines the on-site wetlands are not within the federal jurisdiction, DOE would review the proposal under the State Water Pollution Control Act and may issue an Administrative Order authorizing the proposal's wetland and buffer impacts with compensatory mitigation. DOE noted that it had reviewed the wetland analysis report and compensatory mitigation plan prepared for the project and that it had concerns about the proposal to mitigate for the project's wetland and buffer impacts through on-site wetland creation. DOE also raised concerns about the project's potential stormwater impacts to on-site wetlands and recommended that the Applicant conduct a hydrologic study to determine how proposed stormwater

discharge would affect the wetlands. In addition, DOE noted its concerns about the project's potential impacts to amphibian wildlife, noting that it would discuss potential amphibian risk-attenuation measures with the Applicant during permit review.

Exhibit 2, Staff Report, pages 2, 3, and 5; Exhibit 16; Exhibit 17; Exhibits 19 through 21; Exhibit 23.

5. After the close of the SEPA comment period, the City determined that the Applicant would be required to provide additional information addressing DOE's concerns. The Applicant submitted the requested information to the City, including additional details about proposed stormwater management measures, revisions to the proposed wetland mitigation plan, and correspondence with DOE indicating DOE's support of the revised mitigation plan. The City reviewed this additional information, as well as the Applicant's Environmental Checklist and other information on file, and determined that, with mitigation, the proposal would not have a significant adverse impact on the environment. Accordingly, the City issued an MDNS on April 1, 2021, with an appeal deadline of April 15, 2021. The MDNS was not appealed. The MDNS requires the Applicant to:
 - Pay traffic impact fees to the City to mitigate for the project's impacts to Thurston County roads in an amount not to exceed \$22,000 (as determined by Thurston County) prior to building permit issuance. The City will then forward the collected impact fees to Thurston County.
 - Pay Marvin Road Concurrency payments to Thurston County. Confirmation of payment from Thurston County shall be provided to the City prior to building permit issuance.
 - Implement all mitigation measures volunteered by the developer and described within each element of the submitted environmental checklist into the design and/or development of the project.

Exhibit 2, Staff Report, pages 2 and 3; Exhibits 8 through 14; Exhibit 19; Exhibits 26 through 32.

Existing Site, Comprehensive Plan, and Zoning

6. The approximately 22-acre property is undeveloped apart from an existing dirt access road at the southeast portion of the site. In addition, the City operates a water utility facility on a separate, one-acre parcel that is located entirely within the subject property's boundaries, near the northwest corner of the site. The property is heavily forested and is relatively flat, with small mounds and depressions having a maximum elevation difference of less than 10 vertical feet. As noted above, and discussed in detail below, the property contains four regulated wetlands, including a 0.37-acre Category III wetland on the eastern portion of the site (Wetland C), a 0.8-acre Category III wetland located on the eastern central portion of the site (Wetland A), a 0.14-acre Category III wetland located at the southern property line (Wetland D), and a 2.5-acre Category I wetland located to the west of Wetland A (Wetland B). To minimize impacts to the on-site

wetlands, the Applicant proposes to limit construction and development activity to an approximately 6-acre area of the property at the easternmost portion of the site. The proposal, however, would require Wetland C to be filled and would also result in indirect impacts to the protective buffer associated with Wetland A. To mitigate for the project's impacts, the Applicant would permanently preserve the remaining on-site wetland areas and associated buffers, as well as an additional 10 acres of mature forest areas that provide high-quality buffer functions. *Exhibit 2, Staff Report, pages 1, 2, and 8 through 13; Exhibit 6; Exhibits 11 through 13; Exhibits 28 through 31.*

7. The City and Thurston County prepared a joint planning document, the "City of Lacey and Lacey Urban Growth Area Comprehensive Plan" (Comprehensive Plan) under the Growth Management Act, to account for long-term growth and planning within the community. The Comprehensive Plan designates the subject property as being within the Hawks Prairie Planning Area, which is characterized by a mix of residential, commercial, and light industrial uses. City staff identified the following Comprehensive Plan goals and policies as relevant to the proposal:
- Framework Land Use Policy A: It is the City's overall goal to enrich the quality of life in Lacey for all our citizens by building an attractive, inviting, and secure community. The City will work in partnership with the community to foster community pride, to develop a vibrant and diversified economy, to plan for the future, and to preserve and enhance the natural beauty of our environment. All policies and proposed development code and zoning changes should be reviewed with this goal in mind.
 - Framework Land Use Policy B: Lacey's land use pattern should accommodate carefully planned levels of development that promote efficient use of land, reduce sprawl, encourage alternative modes of transportation, safeguard the environment, promote healthy neighborhoods, protect existing neighborhood character, and maintain Lacey's sense of community.
 - Framework Land Use Policy C: Support efforts for job creation, new livable wage jobs, and promote the diversification of the community's businesses and employment sector.
 - Hawks Prairie Planning Area Goal 3: Support the Hawks Prairie Area as a local hub for light industrial development and employment center.
 - Hawks Prairie Planning Area Goal 4: Improve transportation infrastructure in the planning area through improvement of existing corridors and the completion of corridors identified in the City of Lacey Transportation Element.
 - Hawks Prairie Planning Area Policy 4.A: Ensure consistency between the Land Use Element and both the City of Lacey Transportation Element and the Thurston County Transportation Element.
 - Hawks Prairie Planning Area Policy 4.B: Support the improvement of transportation corridors, particularly emphasizing multimodal transportation opportunities.

- Transportation and Land Use Goal 1: Enhance the function, safety, and appearance of Lacey's streets.
- Transportation and Land Use Goal 4: Ensure that private development projects, including subdivision and commercial/retail project design, facilitate measures to improve multimodal transportation.
- Essential Public Facilities Goal 1: Minimize impacts associated with the siting of essential public facilities and provide appropriate standards for facilities that will protect neighborhoods and the community.
- Essential Public Facilities Policy A: Maintain consistency with the County-wide Planning Policies and state law for siting requirements associated with essential public facilities.
- Essential Public Facilities Policy B: Continue to provide for essential public facilities through the conditional use permitting process to provide for meaningful review, early public input, impacts to critical areas, and mitigation of probable significant adverse impacts.

Exhibit 2, Staff Report, pages 3 and 4.

8. The property is zoned Light Industrial, with some areas of the property zoned Open Space/Institutional in recognition of on-site wetlands. Under Lacey Municipal Code (LMC) 16.40.010, the intent of the Light Industrial zoning district is to:
 - A. Provide for the development of areas in which certain types of light industrial activities may be located to promote job generation consistent with the Economic Development Element of the Lacey Comprehensive Land Use Plan.
 - B. Implement the policies of the Comprehensive Land Use Plan for light industrial areas in the Hawks Prairie Planning Area.
 - C. Protect light industrial areas from other uses that may interfere with the purpose and efficient functioning of said areas.
 - D. Protect adjacent areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial areas.
 - E. Provide criteria for the location and standards for the development of said areas.
 - F. Prohibit uses that are not primarily conducted indoors, that involve hazardous materials, or that involve truck terminals or cross dock facilities where materials are unloaded from an incoming semi-trailer truck and loaded directly into outbound trucks with no storage in between and result in significant heavy truck traffic. These uses are generally considered heavy industrial uses under this title and are not appropriate for this designation.
 - G. Recognize that an essential aspect of this zone is the need to create and maintain a quality of development that attracts further

investment in the light industrial and surrounding zone districts. Consequently, the site activities and structures should be regulated within this zone, including a design review element.

- H. Use design review to ensure that development is of a scale and look that is complementary to the rest of the zone and the surrounding area.
- I. Meet Lacey's goals for diversification of its industrial base and expansion of its employment base.

Exhibit 2, Staff Report, page 2.

- 9. Under LMC 16.48.010, the intent of the Open Space/Institutional zoning district is to:
 - A. Protect and preserve certain areas of land devoted to existing and future use for civic, cultural, educational, and similar facilities;
 - B. Provide for the social needs of the community as those needs relate to public services, open space and institutions whether publicly or privately sponsored;
 - C. Enhance the identity and image of the community as a desirable place for human growth and development;
 - D. Provide opportunities and facilities for the various activities and needs of a diverse and dynamic population;
 - E. Provide and protect parks, open space and other natural, physical assets of the community to improve the aesthetic and functional features of the community.

Exhibit 2, Staff Report, page 2.

- 10. Property to the north of the project site is zoned Light Industrial and is developed with a large warehouse facility. Property to the east is zoned Light Industrial and contains a LOTT (Lacey, Olympia, Tumwater, and Thurston County) reclaimed water facility. Properties to the south and west are zoned Light Industrial/Commercial and are developed with commercial/industrial and recreational uses. *Exhibit 2, Staff Report, page 2.*

Conditional Use Permit *General Considerations*

- 11. The municipal code makes certain uses conditional in specific zoning districts. *LMC 16.66.010 and .020. A conditional use is a use that, because of special requirements, unusual character, size or shape, infrequent occurrence or possible detrimental effects on surrounding property, or other, similar reasons, is allowed in certain districts only with a CUP granted by the City Council. LMC 16.06.240. Essential public facilities, like the proposed hospital, are allowed in the Open Space/Institutional and Light Industrial zones with a CUP. LMC 16.40.020.C; LMC 16.48.020.C; LMC 16.66.020.D; LMC 16.66.060. Exhibit 2, Staff Report, pages 5 through 7.*

12. Essential public facilities are “public or privately owned or operated facilities while, although serving a public purpose, are typically difficult to site.” *LMC 16.66.060.A*. Essential public facilities are classified as one of three types based on the span of area served by the facilities. *LMC 16.66.060.D* grants the City the authority to determine the classification of essential public facilities. Here, the City determined that the proposed hospital facility would be classified as a *Type II essential public facility*, which is defined as a local or interlocal facility “serving or potentially affecting residents or property in more than one jurisdiction” that may include “inpatient facilities such as: substance abuse facilities, mental health facilities, and group homes.” *LMC 16.66.060.C.2. Exhibit 2, Staff Report, page 5*.
13. Applications for Type II essential public facilities are subject to preapplication notification and alternative site analysis requirements. *LMC 16.66.060.E and G*. The Applicant complied with the early notification requirement by publishing legal notice of the proposal in *The Olympian* on December 23, 2019, which was followed by a preapplication community meeting on the proposal on January 23, 2020. The Applicant provided an alternative site analysis for the proposal, which assessed four potential sites for the proposed development. The Applicant’s alternative site analysis indicated that three of the sites were not well suited for the proposed development due to such factors as the presence of landslide hazard areas, the potential presence of federally protected Mazama gopher habitat areas, costs, and incompatibility with surrounding uses. The Applicant’s alternative site analysis noted that the 3000 Marvin Road NE property was selected as the preferred project site because it would be within the service area identified by the Washington State Department of Health (DOH) as having a deficient number of psychiatric beds, would be served by existing transportation and utility infrastructure, would be farther from residential neighborhoods than the alternative sites, would be close to other Providence Health hospitals and outpatient clinics that could accept patient transfers, and would contain a native forest providing a peaceful backdrop for patients at the facility. *Exhibit 2, Staff Report, pages 5 and 6; Exhibit 7; Exhibit 9*.
14. *LMC 16.66.050* provides that the design standards established for the underlying zoning district serve as the initial base of reference in determining the design standards for conditional uses in the zoning district. All conditional uses must also satisfy the environmental standards of Chapter 16.57 LMC. *LMC 16.66.040*. These environmental standards govern maximum noise levels; emissions, including those of air pollutants, toxic substances, sewage, waste, or radioactive materials; and vibration or concussions. *LMC 16.57.030 and .040*. In addition, all conditional uses must ensure that adequate protection is provided for the locality where the use is to be permitted. *LMC 16.66.100*. City staff reviewed the application and other information submitted by the Applicant and determined that, with conditions, the proposal would satisfy these standards. Specifically, City staff noted that the proposed facility: would be located on property adjacent to light industrial and commercial uses and far from residential areas; would

pose less risk of contamination, dumping, and damage than other uses permitted outright in the zoning district; would undergo design review to ensure that the hospital building would be compatible with nearby commercial uses; and would create between 175 to 200 on-site, living-wage jobs across a range of professional skill and wage levels, including medical jobs that are currently underrepresented in the city. City staff also noted that interest in developing the property has been limited due to the presence of on-site wetlands restricting the buildable area of the site and that the proposal to develop the approximately 6-acre eastern portion of the site with a behavioral health hospital, while preserving the remaining areas, would be less intensive and would pose fewer environmental risks to sensitive areas than light industrial development permitted outright in the zoning district. *Exhibit 2, Staff Report, 2, 6, 14, 15, and 22; Exhibit 6; Exhibit 7; Exhibit 25.*

Additional Considerations

15. To evaluate the proposal's compatibility with the surrounding area, the City requested the Applicant provide information regarding on-site security and discharge planning for future patients of the hospital. The Applicant submitted a project narrative, which noted: the hospital would be a secure facility with locked doors controlling access in and out of the facility; patients and visitors would be escorted throughout the facility to ensure the safety of patients, visitors, and staff; hospitalized patients would not be released into the community until they meet discharge criteria and a discharge plan is in place; discharge from the facility would include coordination with family members or friends to provide safe transit from the facility to a pre-arranged living situation; the hospital would not treat criminal or forensic patients for whom state mental hospitals are intended to serve; the hospital would not treat violent felons or sex offenders; and the hospital would treat patients experiencing a mental health crisis who are brought to the facility by law enforcement. City staff reviewed the Applicant's information regarding proposed security measures and discharge procedures and determined that, with a condition requiring the Applicant to consult with the City police department to prepare an agreed communication and operations plan, the proposed hospital would be compatible with surrounding uses. *Exhibit 2, Staff Report, pages 7 and 8; Exhibit 7.*
16. The proposed hospital would require the Applicant to obtain a Certificate of Need issued by DOH. DOH determined that the Thurston, Lewis, Mason, Gray's Harbor, and Pacific County region is currently underserved by existing mental health facilities and provided the Applicant with an Intent to Issue a Certificate of Need in December 2017. DOH would issue an official Certificate of Need to the Applicant after the local permitting process has been completed. *Exhibit 2, Staff Report, page 8.*
17. Chapter 14.32 LMC provides for the protection and preservation of trees and vegetation. Washington Forestry Consultants, Inc., provided a tree protection plan on behalf of the Applicant, dated September 9, 2020. The tree protection plan identified 3,306 healthy

trees on-site and noted that tree removal associated with the project would likely require approval of a Class IV Forest Practices Permit because it would involve the clearing of over 5,000 board feet of timber. Under LMC 14.32.064, the Applicant would be required to designate tree tracts equaling five percent of the gross site area, and under LMC 14.32.066, the Applicant would be required to retain or replant 2 trees per 10,000 square feet of the site area. The Applicant's tree protection plan notes that the Applicant would exceed these requirements by retaining over 260 trees within a tree tract measuring 1.04 acres. In addition, City staff notes that the proposal would include the preservation of several acres of existing forested areas that would provide more than enough area to satisfy tree tract requirements. The tree protection plan also notes that the Applicant would be required to plant 39 street trees along the property's frontage to 31st Avenue NE, in accord with the street tree requirements of LMC 14.32.067. *Exhibit 2, Staff Report, page 13; Exhibit 15.*

18. Westlake Consultants provided a preliminary stormwater drainage report on behalf of the Applicant, dated June 30, 2020. The Applicant proposes to fully disperse all stormwater on-site, with runoff from pollution-generating impervious surfaces to be captured by catch basins and routed to a dispersion trench from which stormwater would then flow through vegetated paths providing water quality treatment. City Water Resources Engineer Doug Christensen reviewed the Applicant's preliminary stormwater management plan and noted that the proposed native vegetation flow path would not provide adequate water quality treatment for surface discharge toward on-site wetlands and the City's source well. Mr. Christensen determined, however, that the proposed stormwater management measures would be feasible with a condition requiring phosphorus control and enhanced water quality treatment for all runoff flows from pollution-generating surfaces. *Exhibit 2, Staff Report, page 20; Exhibit 22.*
19. Heffron Transportation, Inc., provided a traffic impact analysis (TIA) on behalf of the Applicant, dated August 18, 2020. The TIA determined that the proposal would generate 815 new vehicle trips, with 68 new AM peak-hour trips and 74 new PM peak-hour trips. The TIA also determined that all studied intersections within the city would operate at sufficient levels of service (LOS) with the proposed development, except for the Marvin Road NE/Willamette Drive NE/Britton Parkway NE roundabout intersection, which would operate, with or without the proposed development, at LOS F. City Transportation Engineer Christopher Stolberg reviewed the TIA and determined that the Applicant would be required to pay an estimated \$70,771.85 in traffic mitigation fees to the City. These traffic impact fees to the City would be in addition to the traffic impact fees required to be paid to Thurston County pursuant to the MDNS. The actual traffic mitigation fees required to be paid to the City would be calculated at the time of building permit issuance. *Exhibit 14; Exhibit 23; Exhibit 32.*

20. City Fire Code Specialist Terry McDaniel reviewed the proposal and provided detailed notes about requirements related to the fire hydrant installation, minimum fire flow, sprinkler systems, fire alarms, fire apparatus access, and fire inspections. City Development Review Engineer Tom Stiles also reviewed the proposal and provided detailed notes about requirements related to water, sewer, stormwater, transportation, and surveying. *Exhibit 24; Exhibit 25.*

Wetland Development Permit

21. As noted above, the Applicant requests approval of a Wetland Development Permit (WDP) to allow for the proposal's permanent wetland and buffer impacts. Grette Associates, LLC, prepared a wetland analysis report, revised March 2021. The wetland report identified four regulated wetlands on the property, including a 0.37-acre Category III wetland on the eastern portion of the site (Wetland C), a 0.8-acre Category III wetland located on the eastern central portion of the site (Wetland A), a 0.14-acre Category III wetland located at the southern property line (Wetland D), and a 2.5-acre Category I wetland located to the west of Wetland A (Wetland B). A WDP is required for the project because the Applicant proposes to fill Wetland C to facilitate construction of the hospital and associated infrastructure. *LMC 14.28.100*. In addition to the WDP, the Applicant would be required to obtain an Administrative Order issued by DOE authorizing the project's permanent impacts to Wetland C. *Chapter 90.48 RCW. Exhibit 2, Staff Report, pages 8 through 13; Exhibit 5; Exhibit 6; Exhibit 11; Exhibit 12; Exhibit 19; Exhibits 28 through 31.*
22. The City's Wetlands Protection Code, Chapter 14.28 LMC, allows for unavoidable and necessary impacts to Category III wetlands when appropriate compensatory mitigation measures would be implemented. Grette Associates, LLC, prepared a compensatory mitigation plan on behalf of the Applicant, revised April 2021. The Applicant had originally proposed to mitigate for the project's wetland and buffer impacts through the creation of additional wetland areas on-site but revised the plan following comments submitted by DOE. After the Washington State Department of Natural Resources (DNR) determined that Wetland B contained a rare plant community resulting in Wetland B being classified as a Wetland of High Conservation Value, Grette Associates, in consultation with DOE, revised the mitigation plan to eliminate wetland creation and to include permanent preservation of the remaining 3.44 acres of on-site wetlands to compensate for the loss of the 0.37-acre Wetland C (an 8:1 ratio). In addition to the 3.44 acres of remaining on-site wetlands, the Applicant would also permanently preserve the remaining protective buffers associated with the wetlands, as well as an additional 10 acres of mature forest areas that provide high-quality buffer functions. Grette Associates determined that the proposed mitigation plan would result in improved water quality and hydrologic and habitat function. *Exhibit 2, Staff Report, pages 8 through 13; Exhibit 5; Exhibit 6; Exhibit 11; Exhibit 12; Exhibit 19; Exhibits 27 through 31.*

23. LMC 14.28.465.B provides that wetland preservation may be utilized as the sole means of mitigation for wetland impacts, provided that certain requirements are met. City staff reviewed the proposed mitigation plan and determined that it would meet the requirements of LMC 14.28.465.B, noting:

- Four wetlands exist on the site, with three of the wetlands located on the western side of the site. Wetland C is located in the center of the only buildable area of the site. The project would not be able to avoid or minimize impacts to Wetland C. Filling Wetland C, a small Category III wetland, would allow the Applicant to preserve the remaining wetlands on-site and to minimize or eliminate impacts to those higher-quality wetlands.
- The Applicant originally proposed wetland creation as a form of mitigation. Wetland creation, however, has limited long-term success and, after consultation with DOE, it was determined that permanent preservation of the remaining wetlands, particularly Wetland B, would be a more successful form of mitigation. Preservation of the complex would provide long-term protection of Wetland B from any future development and would preserve the rare plant community identified within the wetland.
- Wetland preservation would take place on the same site as the impacted wetland.
- In addition to preserving the remaining wetlands and associated buffers, the Applicant would preserve areas of mature forest immediately surround the wetlands and buffers. This area would provide additional buffering from adjacent uses, particularly Marvin Road NE to the west and 31st Avenue NE to the north.
- DNR performed a site visit on December 16, 2020, to determine if high quality and/or rare plant communities existed within the wetlands. A 1.5-acre occurrence of swamp forest within Wetland B was identified. This is an extremely rare plant community and is considered critically imperiled in the state. The site has been added to the Washington Natural Heritage Database. The presence of this rare plant community makes Wetland B a Category I wetland. The site is located in an urban area, and DNR notes that there has been significant on-site disturbance, with poor long-term viability due to its location, surroundings, and development pressure.
- Wetland B is a Category I wetland due to the presence of a rare plant community, the only known presence in Washington, making the preservation of the wetland critically important.

LMC 14.28.465.C requires that the mitigation ratios for wetland preservation range from 10:1 to 20:1 when used as the sole means of compensation for wetland loss. City staff determined, however, that the proposed 8:1 preservation ratio would be appropriate, as recommended by DOE, because it is based on best available science. *Exhibit 2, Staff Report, pages 8 through 13; Exhibit 30.*

24. The Applicant also proposes to reduce a portion of the standard 140-foot buffer associated with Wetland A to 110 feet but to mitigate for the buffer impact by removing

invasive species and by using hydrologic monitoring. The Applicant indicates that a buffer reduction is necessary because a narrow area of Wetland A extends to the east, making it infeasible to construct a required fire lane around the proposed hospital building without the buffer reduction. LMC 14.28.280.B allows a standard wetland buffer width to be modified, through consultation with DOE, where another methodology better addresses best available science and/or the specific circumstances of the wetland and wetland protection needs. DOE has indicated its support of the Applicant's request to reduce a portion of the buffer associated with Wetland A, with mitigation to include wetland preservation, removal of invasive species, and hydrologic monitoring. *Exhibit 2, Staff Report, pages 8 through 13; Exhibit 11; Exhibit 12; Exhibit 30; Exhibit 31.*

Testimony

25. Attorney Joseph Brogan provided a brief introduction of the Applicant's team members and consultants who were planning to testify at the hearing and described the format of their planned presentation. *Statements of Attorney Brogan.*
26. Darin Goss, Chief Executive at Providence Southwest Washington, provided a comprehensive overview of the proposal. He stated that the Applicant, Olympia Behavioral Health, LLC, is a joint venture between Providence St. Peter Hospital and Fairfax Hospital, Inc., which strives to be recognized as the premier regional provider of innovative, compassionate behavioral health services. Mr. Goss noted that there is currently a critical unmet need for behavioral health services in the area and described how the combined expertise of Providence St. Peter Hospital and Fairfax Hospital would be well-suited to address this unmet need. He stressed that the proposed behavioral health hospital would provide a more appropriate setting to serve patients at risk of harm to themselves or others than emergency rooms. Mr. Goss clarified that the proposed hospital would not provide criminal forensic psychiatric services, which are instead typically provided by state mental hospitals. *Testimony of Mr. Goss.*
27. Ron Escarda, Group Director and CEO of Fairfax – Pacific Northwest, provided a detailed history of Fairfax's experience as a behavioral health provider, noting that it is currently the largest provider of inpatient psychiatric services in the state. He testified that the Applicant applied for a Certificate of Need from DOH in June 2016 and noted that the Applicant received overwhelming support during the Certificate of Need public comment period. Mr. Escarda stated that the Applicant obtained an Intent to Issue Certificate of Need from DOH in December 2017 and that DOH has committed to issuing the Certificate of Need upon receipt of an approved conditional use permit from the City. He noted that the proposed hospital would provide psychiatric services to children, adolescents, and adults and would operate 24 hours a day and 7 days a week. Mr. Escarda stated that the proposed hospital would provide both voluntary and involuntary services and would include addiction and chemical dependency services. He described the procedures that would be implemented for discharge of patients and detailed how the

procedures would ensure patient and community safety. Mr. Escarda also described how the proposal would strengthen the local economy by creating more than 200 new living-wage jobs, as well as 50 to 75 jobs associated with site development and construction. He provided an overview of the Applicant's alternative site analysis and described how the preferred site at 3000 Marvin Road NE would be best suited for the proposal.

Testimony of Mr. Escarda.

28. Tod McBryan, Principal Transportation Engineer at Heffron Transportation, Inc., testified generally about the projected traffic impacts of the proposal, noting that City staff has reviewed and agreed with the TIA prepared for the proposal. He stated that proposal is expected to generate 815 new average daily trips, with 68 new AM peak-hour trips and 74 new PM peak-hour trips. Mr. McBryan noted that the Marvin Road NE/Willamette Drive NE/Britton Parkway NE roundabout intersection would operate at a deficient LOS with or without the proposed development. He acknowledged that the proposal would add some additional delay to the already failing intersection but stressed that the traffic generated by the proposal would represent less than one percent of the total entering peak-hour volume and that the intersection is exempt from the City's LOS standards. Mr. McBryan described how the proposal would meet or exceed all standards related to street design and on-street parking. He stated that the Applicant has purchased reserve capacity roadway trips from Thurston County to address the proposal's impacts to County intersections. *Testimony of Mr. McBryan.*
29. Ken Sandblast of Westlake Consultants testified generally about how stormwater would be managed on-site. He noted that buffer areas associated with on-site wetlands to the west of the developed project area would provide for low-impact filtration. Mr. Sandblast stressed that the project would employ low-impact development techniques such as planting and other mitigation required to meet the City's stormwater design standards for enhanced water quality treatment and phosphorus removal. *Testimony of Mr. Sandblast.*
30. Scott Mahari, Senior Biologist with Grette Associates, LLC, testified about the wetland analysis report and compensatory mitigation plan prepared for the proposal. He noted that the U.S. Army Corps of Engineers had determined that the on-site wetlands are not within the federal jurisdiction but that the wetlands are considered waters of the state regulated by DOE. Mr. Mahari stated that, following comments from DOE during the SEPA comment period, DNR evaluated the on-site wetlands and determined that Wetland B should be classified as a Category I Wetland of High Conservation Value due to the presence of a rare plant community that is critically imperiled in the state. He noted that the Applicant's final compensatory mitigation plan was prepared in consultation with DOE to include permanent preservation of Wetlands A, B, and D to offset the impacts from filling Wetland C. Mr. Mahari explained that the City has agreed with the proposed

mitigation measures recommended by DOE, in accordance with best available science.
Testimony of Mr. Mahari.

31. City Senior Planner Sarah Schelling testified generally about the proposal and how it would comply with the Comprehensive Plan, zoning ordinances, and the requirements for a conditional use permit and a wetland development permit. She explained that the subject property is zoned Light Industrial, with some areas of the property zoned Open Space/Institutional in recognition of the on-site wetlands, and that the proposed hospital use would be allowed within the zoning districts with a conditional use permit. Ms. Schelling noted that the proposal would generate economic benefits to the city through job creation and would address unmet mental healthcare needs of the community, consistent with goals and policies of the Comprehensive Plan. She explained how the Applicant's proposed compensatory mitigation plan follows the recommendation of DOE and satisfies municipal code requirements for mitigating impacts from the proposed filling of Wetland C. Ms. Schelling stated that Applicant would be required to obtain a Class IV forest practices permit to clear more than 5,000 board feet of timber from the site. She explained that a five-year period to begin construction activity, with the opportunity for a one-year extension, would typically be required for a project of this type before an approved CUP lapses. *Testimony of Ms. Schelling.*
32. Attorney Brogan stated that the Applicant plans to begin construction shortly after receiving all necessary permit approvals and that a five-year time limit to commence construction activity would be reasonable. *Statement of Attorney Brogan.*

Staff Recommendation

33. Ms. Schelling testified that City staff determined that, if specific conditions are attached to the approval, the proposal would be consistent with the Comprehensive Plan, zoning code, and other applicable codes and regulations, and consistent with the requirements for a conditional use permit and a wetland development permit. Accordingly, the City recommends approval of the proposal. Attorney Brogan stated that the Applicant understands and has no objections to City staff's recommended conditions. *Exhibit 2, Staff Report, pages 14 through 26; Testimony of Ms. Schelling; Statement of Attorney Brogan.*

CONCLUSIONS

Jurisdiction

The Hearings Examiner has authority to receive and examine all available information, conduct public hearings, and prepare a record thereof, and make a recommendation to the City Council on Conditional Use Permits and Wetland Development Permits. *LMC 2.30.090.B; LMC 14.28.110.* Chapter LMC 14.28 (Wetlands Protection) provides that, when more than one application for a proposed development is required, the Applicant may elect to have all

applications submitted for review at one time in conformance with Section 1B.030 of the City of Lacey Development Guidelines and Public Works Standards. *LMC 14.28.230.*

Criteria for Review

Conditional Use Permit

Conditional use permits are reviewed under Chapter 16.66 LMC. In order to recommend approval of a conditional use permit, the Hearings Examiner must:

- Ensure that conditional uses comply with the environmental performance standards, as described in Chapter 16.57 LMC, and meet stricter environmental performance standards upon a finding that stricter standards are necessary and reasonable to protect adjacent properties, community health, or the general welfare. *LMC 16.66.040.A.*
- Use the design standards for permitted uses in a given district as the initial base of reference in determining the design standards for conditional uses in the same district while allowing for alternations of those design standards, including size and shape of lots, building coverage, development coverage, parking, and landscaping. *LMC 16.66.050.*
- Impose all Title 16 LMC requirements for the proposed use, as well as other conditions and safeguards necessary to secure adequate protection for the locality where the use is to be permitted. *LMC 16.66.100.*
- Recommend a time limit for beginning or completion, or both, of action on the conditional use. *LMC 16.66.100.*

Wetland Development Permit

A Wetland Development Permit (WDP) is required prior to undertaking grading, filling, clearing, or other listed activities, including the placing of obstructions, in a regulated wetland or its buffer. *LMC 14.28.110.* Approval of a WDP shall be granted only if, as conditioned, the decision is consistent with the provisions of Chapter 14.28 LMC, including:

1. A proposed action avoids adverse impacts to regulated wetlands or their buffers or takes affirmative and appropriate measures to minimize and compensate for unavoidable impacts;
2. The proposed activity results in no net loss;
3. Denial of a permit would cause an extraordinary hardship on the applicant.

LMC 14.28.270.

The criteria for review adopted by the Lacey City Council are designed to implement the requirement of Chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW 36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with City development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040.*

Findings, Conclusions, and Recommendation

City of Lacey Hearings Examiner

Olympia Behavioral Health CUP and WDP

No. 19-92

Conclusions Based on Findings
Conditional Use Permit

1. **With conditions, the proposal would satisfy the requirements for a Conditional Use Permit under Chapter 16.66 LMC.** The City provided reasonable notice and opportunity to comment on the application. The City received several comments from members of the public expressing support for the proposal, all of which described the current shortage of available psychiatric beds to serve the community and how the proposed behavioral health hospital would provide necessary services to address this critical unmet need. The City also received several comments from reviewing agencies specific to the environmental review of the proposal. Of note, Thurston County Public Works commented that traffic impact fees would be required to mitigate for the project's impacts to County road projects and that the purchase of reserve capacity trips would be required for impacts to County intersections lacking sufficient capacity to serve additional traffic generated by the proposal. The Washington State Department of Ecology (DOE) provided comments raising concerns with the Applicant's proposal to mitigate for wetland impacts through on-site wetland creation. In response to the concerns raised by DOE, the City requested additional information from the Applicant on proposed measures to mitigate for the project's wetland impacts. The Applicant worked in consultation with DOE to revise the mitigation plan in a manner addressing DOE's concerns. The City reviewed the Applicant's environmental checklist and other information on file, including the Applicant's revised mitigation plan, and determined that, with mitigation measures requiring the payment of requested traffic impact fees and purchase of reserve capacity trips from Thurston County, the proposed development would not have a probable significant adverse impact on the environment. The City therefore issued an MDNS, which was not appealed. The project would conform to the standards, provisions, and policies of the City as expressed in its various adopted plans and ordinances.

The proposal would allow for construction of a 75,900 square foot, 85-bed behavioral health hospital (an essential public facility) within a roughly 6-acre area of an approximately 22-acre undeveloped property, while permanently preserving the remaining area to protect three on-site wetlands, their associated buffers, and additional mature forested areas that provide high-quality buffer functions. The project is necessary to meet a critical unmet need for mental health services in the area, as identified by the Washington State Department of Health (DOH). DOH would issue a Certificate of Need required for the proposed hospital following CUP approval.

The property is located within the Light Industrial and Open Space/Institutional zoning districts, and essential public facilities are an allowed use in both zoning districts with a CUP. City staff reviewed the proposal and determined that, with conditions, it would comply with CUP requirements related to design standards for the underlying zoning

districts and would comply with the environmental performance standards governing maximum noise levels; emissions, including those of air pollutants, toxic substances, sewage, waste, or radioactive materials; and vibration or concussions. The Hearings Examiner concurs with City staff's assessment.

All conditional uses must ensure that adequate protection is provided for the locality where the use is to be permitted. *LMC 16.66.100*. With conditions, the proposed behavioral health hospital would meet this requirement by being located on property that is adjacent to light industrial and commercial uses, far from residential areas; by being subject to design review, ensuring compatibility with nearby commercial uses; by preserving environmentally sensitive wetlands and associated buffer areas on the property; and by employing on-site security measures and patient discharge procedures, ensuring the safety of patients, visitors, staff, and the surrounding community. The Applicant would be required to pay traffic mitigation fees to the City for the additional PM peak-hour traffic generated by the proposal. The City's water resources engineer reviewed the Applicant's preliminary stormwater plan, determined that it was feasible, and requested certain changes to the plan that would enhance water quality treatment and provide phosphorus removal, which are incorporated into the conditions of CUP approval. The Applicant's tree protection plan demonstrates that, as conditioned, the proposal would meet all applicable requirements of the City's tree protection code. The Applicant would be required to obtain a Class IV Forest Practices Permit for any tree removal exceeding 5,000 board feet of timber.

Conditions unique to the proposal and those required of all development permits are necessary to ensure development meets all requirements of the municipal code and the City's other development standards, and to ensure that all concerns raised by reviewing departments and agencies have been adequately addressed. *Findings 1 – 33*.

2. **The Hearings Examiner recommends a time limit for completion of development of basic infrastructure related to the proposal.** Attorney Joseph Brogan stated that the Applicant intends to commence construction activity shortly after receiving all required permit approvals and that a five-year time limit to begin construction would be reasonable. Accordingly, the Hearings Examiner recommends that the CUP lapse if the construction activity related to the proposal has not been commenced within five years. *Finding 32*.

Wetland Development Permit

3. **With conditions, the proposal would meet the requirements for a Wetland Development Permit.** The Applicant's wetland analysis report identified four regulated wetlands on the property, which include a 0.37-acre Category III wetland (Wetland C), a 0.8-acre Category III wetland (Wetland A), a 0.14-acre Category III (Wetland D), and a 2.5-acre Category I wetland (Wetland B). Due to the presence and locations of the

wetlands throughout the property, construction of the proposed hospital and associated infrastructure would not be feasible without impacting on-site wetlands. The proposal would minimize impacts to the on-site wetlands and associated buffers by limiting the development area to the easternmost 6 acres of the approximately 22-acre property but would require filling Wetland C and reducing the 140-buffer associated with Wetland A to 110 feet. These unavoidable and necessary impacts are permitted under the City's Wetlands Protection Code, Chapter 14.28 LMC, if the Applicant provides appropriate compensatory mitigation designed to achieve equivalent or greater biological functions. *LMC 14.28.445.*

The Applicant originally proposed wetland creation as mitigation for the project's wetland and buffer impacts but revised the plan to provide mitigation in the form of permanent protection of the remaining on-site wetlands following extensive consultation with DOE. Specifically, the Applicant's compensatory mitigation plan would permanently protect 3.44 acres of remaining wetlands to compensate for the loss of the 0.37-acre Category III Wetland C and would protect the buffer areas associated with the remaining wetlands and an additional 10 acres of mature forest areas that provide high-quality buffer functions. Notably, the mitigation plan would permanently protect the 2.5-acre Category I Wetland B, which DNR determined to be a Wetland of High Conservation Value due to the presence of a rare plant community that is critically imperiled in the state. In addition, the mitigation plan includes measures to remove invasive species and provide hydrologic monitoring to mitigate for impacts to the standard buffer associated with Wetland A. City staff reviewed the Applicant's compensatory mitigation plan and determined that it would meet the requirements under LMC 14.28.465.B for utilizing wetland preservation as mitigation for the project's wetland impacts.

The Applicant's compensatory mitigation plan, which was prepared in consultation with and the approval of DOE using best available science, would result in improved water quality and hydrologic and habitat function. The Applicant would be required to obtain an Administrative Order from DOE authoring the project's permanent impacts to Wetland C prior to site disturbing activities.

As noted above in Conclusion 1, conditions unique to the proposal and those required of all development permits are necessary to ensure the development meets all requirements of the municipal code and the City's other development standards and to ensure that all concerns raised by reviewing departments and agencies have been adequately addressed. *Findings 1 – 33.*

RECOMMENDATION

The Hearings Examiner recommends that the proposal for a Conditional Use Permit and for the associated Wetland Development Permit related to construction of a 75,900 square foot, 85-bed behavioral health hospital, with associated site improvements, at 3000 Marvin Road NE be **APPROVED**, with conditions:²

Conditions Unique to this Application:

The conditions below are those that have been determined to be necessary to address unique aspects of this application.

1. The project shall be developed in substantial conformance with the site plans submitted on June 30, 2020, except as may be modified by the conditions below.
2. The developer shall meet and satisfy all conditions of the MDNS issued on April 1, 2021.
3. A final architectural site plan that includes site plan details such as development area parcel size, parking stalls, and other important site-specific data, shall be submitted to the Community Development Department for stamped, approval. A copy of the site plan shall be incorporated into all future submittals, including building and grading permits as well as civil drawings.
4. Prior to the issuance of any building permits, the developer shall receive design review approval from the City of Lacey. All site and building designs shall be in conformance with section 14.23, the City of Lacey Design Review chapter.
5. The owner/service provider and any successor owner/service provider shall be subject to all conditions of this Conditional Use Permit. In the event of a change in ownership, the successor owner/service provider shall file acknowledgement of the conditional use permit and conditions of approval as part of the sale and transfer of ownership and/or services.
6. As a condition of their operational plan, the hospital shall not treat criminal or forensic patients for whom state mental hospitals are intended to serve, nor will they accept violent felons or sex offenders.
7. A detailed community operation and communication plan shall be prepared by the Applicant in coordination with local law enforcement and fire and medical responder organizations. The plan shall include the following:
 - Patient discharge protocols

² Conditions include both legal requirements applicable to all developments and requirements to mitigate the specific impacts of this development.

- Description of security measures
 - Agreements with law enforcement and fire and medical responders for entry protocols into the facility when needed
 - Provisions that require cooperation with authorities for any change in ownership of the facility (the plan is applicable to current and future facility owners) and
 - The plan must include contact information for facility representatives available 24/7 should law enforcement need to contact a representative immediately
8. The Applicant shall obtain a Certificate of Need, or revised Certificate of Need, from the Washington State Department of Health prior to operation of the facility. A copy of the approved Certificate of Need shall be submitted to the City.
 9. The developer shall coordinate with InterCity Transit regarding locations for future transit facilities along the property's frontage.
 10. Prior to any site disturbing activities, the City shall receive a copy of the Department of Ecology's Administrative Order as it pertains to on-site wetland impacts and mitigation.
 11. The developer shall meet and implement all requirements of the Administrative Order issued by the Department of Ecology.
 12. Wetland impacts and subsequent mitigation work shall be done in accordance with the Wetland Analysis Report (revised March 2021) and Compensatory Mitigation Plan (revised April 2021) except as may be modified by conditions of Department of Ecology's Administrative Order. Further revisions to the plans based on Ecology's review shall be submitted to the City of Lacey.
 13. Wetland buffers shall be permanently identified by fencing. The fencing design and location shall be approved by the Planning Department prior to installation. A detail of the fencing and the placement locations shall be clearly shown on the grading and Public Works Construction Drawings and the fencing shall be installed prior to issuance of any building permits (LMC 14.28.380.A.3).
 14. Wetland buffers shall be identified by signage. This identification shall include permanent signs which state:
"Protection of this natural area is in your care. Alteration or disturbance is prohibited by law. Please call the City of Lacey Community Development Department for more information."
 15. A detail of this sign and the placement locations shall be clearly shown on the grading and Public Works Construction Drawings. An example of this sign may be found in the Community Development Department. The Planning Department shall approve the sign

locations and the signs shall be installed prior to the issuance of any building permits (LMC 14.28.380.A.3).

16. A tree tract equal to a minimum of 5 percent of the gross site area shall be established in accordance with LMC 14.32.064. The critical area tract can also be designated as the tree tract for the site. The tract(s) shall be designated as critical area and tree tract on all future development plans including civil drawings and grading plans (LMC 14.32.064).
17. The grading plan shall be designed to minimize impacts on tree tract/buffer areas. Tree removal in these areas shall be avoided to the maximum extent possible, except where the forester has identified hazard trees for removal. Tree replacement or replanting may be required, if tree tract areas will not meet requirements of LMC 14.32.065.
18. The protection and preservation shall be coordinated with Galen Wright of Washington Forestry Consultants, Inc., and tree protection shall follow the recommendations of the Preliminary Tree Protection report dated September 9, 2020. All protection areas shall be shown on all applicable development plans, including the grading and erosion control plans submitted for the project.
19. Prior to issuance of a grading permit for the site, for any tree removal that exceeds 5,000 board feet of timber, a Class IV Forest practices application shall be submitted to the City of Lacey Community Development Department for review and approval. The class IV permit shall include a site plan that identifies tree on-site to the preserved. Tree protection and preservation shall be coordinated with Galen Wright of Washington Forestry Consultants, Inc.
20. No trees shall be removed until a grading permit has been issued. The location of all save trees and tree protection fencing shall be shown on the grading plans and civil drawings.
21. Trees to be saved shall be protected throughout all phases of construction by temporary chain link fencing on driven posts located at the edge of the critical root zone, as recommended in the Tree Protection Plan. The location of the protective fencing shall be identified on the grading plans and a detail of the fencing shall be included on the plans.
22. Prior to any site construction activities taking place, a preconstruction meeting shall be held with Washington Forestry Consultants, Inc., to review the location of the tree protection fencing. A note stating that a preconstruction meeting shall be held with Washington Forestry Consultants, Inc., shall be shown on the grading plans for the project. Confirmation from the Forester that the meeting has been held shall be provided to the Community Development Department prior to the start of site construction or grading activity.

23. Prior to site construction activity the contractor completing any tree removal or logging work shall sign and submit the “Acknowledgement of Responsibilities for Professionals Doing Tree Removal in the City of Lacey.” The form shall be submitted to the Planning Department prior to issuance of the grading permit.
24. The building will be addressed off of 31st Avenue Northeast. The address will be as follows: **8007 31st Avenue NE, Lacey, WA, 98516**. Plans and permit applications submitted for this project shall reference this address.
25. On fire hydrant shall be installed, tested, and approved prior to building permit issuance. Fire hydrants shall be provided every 330 feet unless the fire flow is greater than 1,500 gpm, then it shall be every 300 feet in accordance with IFC table (C102.1) and LMC 14.07 for the building. Four fire hydrants shall be placed no closer than 40 feet from the building or structure protected and shall be spaced every 300 feet around the building.
26. The required fire-flow for the building shall be not less than 3,500 gpm for four hours in accordance with IFC Appendix B. The fire-flow is based on square footage including a 50 percent credit for the installation of automatic fire sprinkler systems (IFC Section 507.1, LMC 14.07.015).
27. The building shall be served by an automatic fire sprinkler system, installed in accordance with NFPA 13 (2016 Edition) standards. Additionally, a fire department connection shall be installed in accordance with LMC 14.07; the fire department connection shall be installed within 40 feet of a fire hydrant. The building shall have its own FDC line with KNOX locking caps, or plugs. The building shall be equipped with institutional fire sprinkler heads. A fire pump may be necessary for this building; fire flow modeling, coordinated with Brandon McAllister with the Public Works Department, will determine whether it is necessary.
28. An approved addressable fire alarm system with supervised monitoring shall be provided throughout the building in accordance with Chapter 14.07 LMC and NFPA 72 Standards (2016 Edition). The fire alarm system shall meet I-2 Occupancy standards per the 2015 IFC.
29. An approved 20-foot-wide all-weather surface fire apparatus access road shall be provided to within 150 feet of all exterior portions of the building at ground level. The fire apparatus access road shall be located not less than 10 feet from the building (IFC Section 503-1).
30. An approved aerial fire apparatus access roadway shall be provided on one entire side of the building when any portion of the building is in excess of 30 feet in height from the grading median of the building to the roofing eaves. The aerial fire-apparatus access road

shall be not less than 26 feet in width and not less than 15 feet away or further than 30 feet away from the building. Aerial fire apparatus access roadways shall be constructed in accordance with AASHTO HB-17 Standards for a single axle weight load of 46,000 lbs., and the gross weight load of 75,000 lbs. A fire access only drive aisle with bollards on the north side of the building shall be added (IFC Section D 105).

31. An approved fire department turn around may be required if the fire department access road has a dead end in excess of 150 feet (IFC 503.2.5).
32. The inside turning radius along the apparatus access roadway shall be not less than 28 feet (IFC Section D103.3).
33. Approved 12"-16" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the building color. The fire code official will address the size of the numbers from the roadway (IFC Section 505.1; LMC 14.07.015).
34. The building shall be tested for Emergency Responder Radio Coverage in accordance with IFC Section 510. Additionally, the City requires Lacey Police channel 2 to be provided. The test shall take place once the building has sheet rock in 50 percent of the building.
35. Fire extinguishers shall be provided every 75 feet in accordance with LMC 14.07; fire extinguishers shall be the 2a10bc type.
36. A total of four KNOX boxes shall be provided for the building: two police, and two fire. Access gates shall be in accordance with section 103.5 of the IFC; all access gates shall be equipped with a KNOX box backup key switch in addition to a strobe activated gate.
37. All building and fire code plan review will be done in accordance with the code requirements of an I-2 Occupancy. Reasoning for how the fire alarm system meets the requirements of the 2015 International Fire Code I-2 Conditions must be provided.
38. The City of Lacey Fire Code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable fire codes. The Applicant shall contact the City of Lacey Building Department at (360) 491-5642, to schedule the required inspection or to request witness of required tests; 24 hours' notice shall be provided for scheduling tests and inspections.
39. A 12-inch water main shall be extended from the existing stub from 31st Avenue 'to and through' the south property line of the project site and tied to the water main being extended on the property immediately south of the project site. Additionally,

appropriately sized water mains shall be extended throughout the site to satisfy water quality and Lacey Fire requirements. Hydrants shall be part of the public main extending from 31st Avenue to the south property line.

40. A domestic water service shall be provided for the new building. The commercial meter shall be equipped with a Reduced Pressure Backflow Assembly device (DG&PWS Water 6.120F and Appendix P).
41. An irrigation meter with a backflow prevention device is suggested for all landscaped areas; if irrigation is provided from the domestic water meter, water utilized for irrigation will be billed as if discharging to sewer.
42. The gravity sewer main immediately adjacent to the site shall be used for the side sewer servicing the proposed building. The side sewer shall be connected to this main at a manhole. Side sewers shall not connect to manholes with an angle less than 90 degrees in relation to the outlet pipe (DG&PWS, Sewer 7A.010).
43. Treatment and infiltration facilities shall be constructed for stormwater associated with the site and adjacent properties discharging to the site.
44. Storm water shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible. If possible, a separate roof drain infiltration system shall be installed for the building.
45. The site is located in a Category I Aquifer Recharge Area; enhanced treatment for stormwater is required.
46. To meet Core Requirement #6 from the City of Lacey Stormwater Manual, phosphorus control and enhanced water quality treatment shall be provided for all runoff flows from pollution-generating surfaces that are routed to the proposed dispersion facilities.
47. Right-of-way dedication shall be provided for Marvin Road. Marvin Road is classified as an Arterial roadway per drawing detail 4-2.2 dated December 15, 2014, from the City of Lacey Development Guidelines and Public Works Standards Manual. The section of roadway requires 49 feet of half-street right-of-way. Dedications shall be determined by a licensed land surveyor.
48. Frontage improvements shall be installed for 31st Avenue Northeast. Frontage improvements shall be to Minor Collector Type II roadway standards per detail 4-3.3 dated December 15, 2014, from the City of Lacey Development Guidelines and Public Works Standards Manual. This section of roadway requires 30 feet of half-street right-

of-way. Back of curb improvements, including sidewalk, planter strip, street trees, and irrigation, shall be installed on the entire length of the parcel frontage.

General Conditions

The conditions below are summaries of ordinances and standards that apply to approval of this application regardless of any specific impacts of this proposed development. The list is intended as a courtesy notice and not as an exhaustive list of legal requirements that may apply to an approval of the application. The list is also a summary of the legal requirement; if there is a conflict between the summary and the ordinance, the language of the ordinance controls.

49. A detailed landscaping plan shall be prepared by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department for review and approval. The plan shall include the type, number, and location of the vegetative improvements as well as a specific time line for completion of the improvements. A separate irrigation plan must also be submitted showing the location of all irrigation lines, location of sprinkler heads, and approximate coverage areas. The plans must include a note stating that the property owner is responsible for maintaining all plants in a healthy growing condition for the life of the project. All requirements of Chapter 16.80 of the Zoning Code shall be satisfied (Chapter 16.80 LMC).
50. A detailed estimate from a landscape installer must be submitted to the Planning Department. The estimate should include all costs associated with installing landscaping and irrigation as called out on the approved plans, including labor (Chapter 16.80 LMC).
51. A letter of credit or assignment of saving must be provided to the Planning Department in the amount of 150 percent of the above-mentioned landscape estimate. The City shall release this financial security once the landscaping for the project is installed and approved by the Planning Department and a financial security is in order to ensure that all plant materials are properly maintained. This security device shall be in the amount of 20 percent of the value of the vegetative improvements and shall be held for a period of two years, three years for type I landscaping (Chapter 16.80 LMC).
52. A note shall be placed on the face of the landscaping and irrigation plans stating that any irrigation lines placed within tree protection zones established for the project must be installed in such a manner as to not cause damage to the root protection zone, such as by cutting roots, digging trenches, operation of machinery, etc. Special care must be taken (hand digging trenches, designing lines to stay out of these areas where possible, etc.) to ensure damage to the trees does not occur. In the event damage to these areas does occur, the City may require, at their discretion, replacement of the comparable landscape value of the trees damaged or other means to make up that loss (Chapter 16.80 LMC).

53. A sign permit shall be issued by the City of Lacey prior to installation of any signs on the subject site (Chapter 16.75 LMC).
54. All applicable requirements of the City Zoning Code shall be satisfied (Title 16 LMC).
55. The Applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, and any others. These permits will require additional review time from the appropriate agencies.
56. A Washington State licensed architect and engineer are required for the project (RCW 18.08 & 18.43).
57. The project shall comply with the applicable accessibility requirements throughout the site and facility, including the applicable accessible parking, accessible route of travel from the accessible parking stalls to the accessible entrance and passenger loading zone requirements that apply for this issue (ICC A117.1-2009).
58. The project shall comply with all the codes and ordinances adopted by the City of Lacey.
59. The building shall be provided with an automatic fire sprinkler system and addressable fire alarm (IBC Sec. 903 & 907).
60. A code compliant commercial kitchen cooking hood shall be provided within the kitchen of the facility (IMC Sec 506).
61. The following shall be stated on the irrigation plans:
 “The property owner adjacent to the public right-of-way will be
 responsible for maintaining and locating all irrigation lines located in the
 public right-of-way”
(DG&PWS, Water, Irrigation 6.210).
62. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health, and the City of Lacey Fire Code Official’s standards. Actual main size, loop closures, and possible off-site improvements, including the number and location of fire hydrants, will depend on the fire flows available to the site (DG&PWS, Water 6.010).
63. Water meters 3-inches or larger shall be ordered 10 weeks prior to installation. Scheduling provisions shall be made to accommodate the required lead time (DG&PWS General Notes Water Main Installation).

64. Water mains shall be extended throughout the project site to satisfy the City of Lacey Water Comprehensive Plan requirements and to assure that fire, water quality, and domestic water requirements can be satisfied. Water mains shall be extended on the north or east sides of road or drive aisles, 6 feet off centerline (DG&PWS, Water 6.020).
65. Modeling of the water system shall occur in order to assure adequate water is available for the project. Contact Brandon McAllister, Water Resources Engineer, to facilitate the fire flow modeling.
66. If utility extensions require roads that were paved within the last five years to be “cut,” a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.
67. The water meter shall be purchased prior to the issuance of the building permit (DG&PWS Water 6.121).
68. All structures shall be connected to sanitary sewer. Public mains with associated appurtenances shall be installed to serve the project with sewer (DG&PWS, Sewer 7A.010).
69. Sanitary sewer improvements associated with the project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Alliance, and the Department of Ecology (DG&PWS, Sewer 7A.010).
70. The project shall comply with the City of Lacey 2016 Stormwater Design Manual. Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual (Chapter 14.27 LMC).
71. Projects shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis, to determine wet-season soil and groundwater conditions and to establish a long-term design infiltration rate (SDM 2.2.5 & 7.2).
72. A final stormwater site plan, including drainage report and drainage plans designed in conformance with current Stormwater Design Manual standards, shall be submitted prior to final Public Works Department civil approval. Key elements to be part of the report include: the project engineers certification; descriptions of how each of the Core requirements are being addressed; construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 data files produced with the model); summary data of sub basin areas, design calculations, and facility sizing;

soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a stormwater facilities maintenance manual (SDM 2.2.1).

73. A construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to the start of site work or construction of the project. A complete SWPPP consists of a narrative and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP elements identified in Chapter 5 of the City of Lacey 2016 Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.
74. A stormwater Facility Maintenance Manual, prepared per chapter 3 of the City of Lacey 2016 Stormwater Design Manual, shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the Stormwater Site Plan and shall also be prepared as a standalone document for the post-development facility owner(s). The maintenance plan shall also be submitted to and approved by the City prior to civil drawing approval.
75. Clearing, grading, and other soil disturbing activities shall be prohibited between October 1st through April 30th unless shown to the satisfaction of the City of Lacey that sediment-laden runoff will be prevented from leaving the site (SDM 5.2.3).
76. The maximum depth of an infiltration facility is 20 feet below the surrounding finished (developed) ground elevation in order to provide for long-term maintenance access to the facility.
77. Fiber optic conduit shall be installed with this project and shall conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4E.035).
78. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance, and minimum or maximum width requirements as outlined in the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4B.025).
79. Traffic mitigation as determined by the Commercial Traffic Generation Worksheet, MDNS, or Traffic Impact Analysis is required. Conditions of Chapter 14.21 LMC shall be satisfied.
80. Street trees, per the Development Guidelines and Public Works Standards, shall be planted in planter strips and/or medians as part of the required frontage improvements for the project (DG&PWS, Transportation 4G.100).

81. Utility easements are required for all water and sewer mains located on private property. Easement shall include fire hydrants, water meters, sewer improvements, and future extensions of mains to adjacent properties. Easements and stubouts shall be provided to serve adjoining properties as determined by the City. All easements shall be designated as 'utility' easements on the civil drawings and in the easement documents. Specific requirements will be determined at the time of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to the release of approved civil drawings (DG&PWS Chapter 3.110).
82. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from the Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey coordinate system (DG&PWS 3.025).
83. The City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from the Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum (DG&PWS 3.025).
84. Right-of-way shall be dedicated for a project that requires a conditional use permit. The requirement to dedicate right-of-way shall be determined by City or Regional Transportation plans, by a Traffic Impact Analysis, or as determined by Public Works. Dedications shall be determined by a professional land surveyor. Dedications shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).
85. A 10-foot joint utility easement immediately adjacent to the public right-of-way shall be dedicated to accommodate the installation of private and public utilities. This requirement applies to both Marvin Road and to 31st Avenue NE (DG&PWS 2017 Roadway Details).
86. All improvements shall satisfy the City of Lacey Development Guideline Standards in place at the time of complete application as determined by the City of Lacey Community and Economic Development Department.
87. If any part of these comments as established by existing plans, guidelines, codes and the like as established by ordinances shall be found invalid, all other parts shall remain in effect (DG&PWS 3.035).

88. All Public Works improvements shall be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval (DG&PWS 3.040).
89. All structures associated with this site shall be connected to the City of Lacey utilities (DG&PWS 6.010 and 7A.010).
90. Certificate of Occupancy of the building will not be issued until all improvements shown on the approved civil drawings are installed by the Applicant and approved by the City (DG&PWS 4B.080).
91. Prior to civil drawing approval, one paper set of drawings and a PDF copy of the drainage report shall be submitted for all approved final plans (DG&PWS Chapter 3.040B).
92. Prior to final Public Works Construction approval, “as built” bonded paper drawings and the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans (DG&PWS Chapter 3.040J).
93. A 20 percent maintenance bond or financial guarantee of the engineer’s estimate or approved bid estimate is required for a period of 24 months upon construction completion and approval of Public Improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. This financial guarantee applies to sewer, stormwater, frontage, and landscaping irrigation improvements (LMC 14.20.025).
94. A completed, signed and stamped checklist from chapter 3 of the Development Guidelines and Public Works Standards Manual shall be submitted with three sets of civil drawings, two drainage reports, and one electronic copy of the civil drawing in PDF format, shall be submitted to the Public Works Department for review and approval. Drawings submitted to other departments WILL NOT satisfy this requirement.
95. The property owner adjacent to the public right-of-way shall be responsible for maintaining the planter strip and street trees (weeding, pruning, irrigating, mowing, etc.) in the public right-of-way in a healthy and growing manner in perpetuity. If the planter strip and/or trees are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies the planter strip and/or trees are being and will continue to be maintained shall be submitted to the City for review (DG&PWS, Transportation 4G.100D).
96. The following language shall be included on the face of any easement documents submitted to the City:

Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
Olympia Behavioral Health CUP and WDP
No. 19-92

To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomena occur causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30-day time period, the City will fix the problem and bill the property owner.

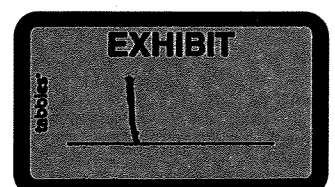
97. A bill of sale for water and sewer being installed with the project shall be submitted to the City of Lacey Public Works Department prior to final Public Works approval of the project.

RECOMMENDED this 2nd day of June 2021.



ANDREW M. REEVES
Hearings Examiner
Sound Law Center

City of Lacey Project #19-92; Olympia Behavioral Health Conditional Use Permit, Wetland Development Permit

\\SVVM-DMSPROD\DMSDOCSPROD\HTLTR\PLTR\PROD\PZ2019\P0027811.DOC

- 32 Mitigated Determination of Non Significance issued April 15, 2021
- 33 Letters of Support
- a) From Kevin Caserta received April 2, 2021
 - b) From Annette Stier, Received April 6, 2021
 - c) From Jean Clark, dated April 12, 2021
 - d) From Greg Cuoio, dated April 13, 2021
 - e) From Jay Burney, dated April 16, 2021
 - f) From Tendia Masiriri, dated April 19, 2021
 - g) From Scott Smitherman, received April 19, 2021
 - h) From Darin Goss, dated April 20, 2021
 - i) From Stan Moon, dated April 21, 2021
 - j) From Jennifer Groberg, dated April 23, 2021
 - k) From Marc Bouchard, dated April 29, 2021
 - l) From Jennifer Burtner, dated May 3, 2021
 - m) From Rahn Inman, received May 3, 2021
 - n) From Lauren B. Simonds, dated May 4, 2021
 - o) From Ajay A. Sinha, dated May 5, 2021
 - p) From Michael Sheidun, dated May 6, 2021
 - q) From Carmen Desai, dated May 6, 2021
- 34 Hearing Notice mailed May 7, 2021
- 35 Hearing Notice to the Olympian newspaper, with publication confirmation (May 7, 2021)
- 36 Certification of Notice signed May 7, 2021

STAFF REPORT

Date: May 7, 2021
To: Andrew Reeves, City of Lacey Hearings Examiner
From: Sarah Schelling, City of Lacey Community Development Department^{ss}
Subject: City of Lacey Project #19-92; Olympia Behavioral Health

I. GENERAL INFORMATION

- A. Applicant and Property owner:
Steve Filton
United Health Services, Inc.
(610)382.4792
- B. Authorized Representatives:
Dianna Cassey
United Health Services, Inc.
(610)382.4792 dianna.cassey@uhsinc.com
- Joe Brogan
Foster Garvey
(206)447.6407 Joe.brogan@foster.com
- Ken Sandblast
Westlake Consultants
(503)684.0652

II. DESCRIPTION OF PROPOSAL

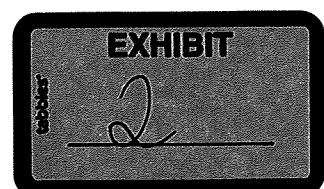
Olympia Behavioral Health, LLC. (OBH), proposes construction of a 75,900 square foot, 104 bed behavioral health hospital and associated site improvements. A wetland development permit is included for impacts to on-site wetlands. The facility is classified as a Type II Essential Public Facility.

III. LEGAL DESCRIPTION OF SUBJECT PARCEL

3000 Marvin Road Northeast, Lacey Washington 98516. The parcel number is 118023102000.

IV. SITE PLAN INFORMATION

Project Size: The site is a 22-acre parcel; however, development and construction activity will only affect approximately 6 acres on the eastern side of the property. The project will include a 75,900 square foot hospital with 85 psychiatric beds and approximately 49,000 square feet of



inpatient space, 3,800 square feet of outpatient clinic space, and 23,000 square feet of associated office and support space.

Site Characteristics: The site is located on the southeast corner of Marvin Road and 31st Avenue Northeast; it is 22 acres in size. A city of Lacey well is located on a separate, one-acre, parcel entirely within the boundaries of the subject property, towards the northwest corner of the site. Four wetlands have been identified on the property. Aside from the city well, the property is mostly forested.

Surrounding Land Uses: The site is located within the light industrial zoning district. To the north is a large warehouse development, to the east is a LOTT reclaimed water facility, and to the south are small-scale commercial/industrial and recreational uses. Marvin Road border the property to the west.

Access: Two access points from 31st Avenue Northeast are proposed to the site. 31st Avenue NE is an existing roadway, sidewalks and planter strips will be added to the roadway as a condition of approval for this project.

Zoning: The parcel is zoned Light Industrial with some areas shown as open space institutional in recognition of the onsite wetlands. A hospital is approvable in these land use designations through the conditional use permit review process. The City has further determined that it is an essential public facility requiring additional public review. Because of the wetland fill proposed for the project a wetland development permit is also required.

Compatibility and Impact of Proposal on Surrounding Area/Probable Characteristics of Development:

This project is generally compatible with the surrounding land uses, as well as with the adjacent sensitive area. The site is located far from residential areas, where residents may have concerns related to the type of use, and will be a quiet neighbor for the light industrial and commercial properties, which surround the site. When considering the impacts to sensitive areas and wetlands, this type of use is likely to pose less risk of contamination, dumping, and damage than a user that could be approved outright in the district. The project will be required to undergo design review approval in order to ensure that the appearance of the building is compatible with the commercial users located nearby.

V. ENVIRONMENTAL EVALUATION

The environmental checklist for this project has been reviewed and a mitigated determination of non-significance was issued on April 1, 2021. The Optional DNS process was used and the comment period for the project began on August 27, 2020 and ended on September 11, 2020. Notice of the comment period was given by posting the site and publishing a notice in The Olympian. The City received comments on the environmental checklist from the Department of Ecology. These comments are attached as exhibits to this report. A Mitigated Determination of Nonsignificance (MDNS) was issued in accordance with the procedures of WAC 197-11-355 and

RCW 43.21C. The MDNS was issued based on review of materials submitted with the original application on June 30, 2020 as well as all materials that were submitted to supplement the record. The MDNS is attached.

VI. APPLICABLE COMPREHENSIVE GOALS AND POLICIES

The City of Lacey Comprehensive Plan: This document was prepared as a joint planning document by the City of Lacey and Thurston County for Lacey and the Lacey Urban Growth Area. The following sections of the Comprehensive Plan apply to this proposal:

Framework Land use Policies:

- Policy C: Support efforts for job creation, new livable wage jobs, and promote diversification of the community's business and employment sector.

Goals and policies for the Hawks Prairie Planning Area:

- Support the Hawks Prairie Area as a local hub for light industrial development and employment center

Transportation and land use goals and policies:

- Goal 1: Enhance the function, safety and appearance of Lacey Streets
- Goal 4: Ensure that private development projects, including subdivision and commercial/retail project design, facilitate measures to improve multi-modal Transportation.

Transportation Goals and Policies – Hawks Prairie Planning Area

- Goal 4: Improve transportation infrastructure in the planning area through improvement of existing corridors and the completion of corridors identified in the City of Lacey Transportation Element.
 - Policy A: Ensure consistency between the Land Use Element and both the City of Lacey Transportation Element and the Thurston County Transportation Element.
 - Policy B: Support the improvement of transportation corridors, particularly emphasizing multi-modal transportation opportunities.

Chapter III. Community Vision

i. Section A: Framework Land Use Policies:

1. Policy A – It is the City's overall goal to enrich the quality of life in Lacey for all our citizens by building an attractive, inviting, and secure community. The City will work in partnership with the community to foster pride, to develop a vibrant and diversified economy, to plan for the future, and to preserve and enhance the natural beauty of our environment. All policies and proposed development code changes should be reviewed with this goal in mind.

2. Policy B – Lacey’s land use pattern should accommodate carefully planned levels of development that promote efficient use of land, reduce sprawl, encourage alternative modes of transportation, safeguard the environment, promote healthy neighborhoods, protect existing neighborhood character, and maintain Lacey’s sense of community.
 3. Policy C- Support efforts for job creation, new livable wage jobs, and promote the diversification of the community’s business and employment sector.
- ii. Section I: Essential Public Facilities
1. Goal 1 – Minimize impacts associated with the siting of essential public facilities and provide appropriate standards for facilities that will protect neighborhoods and the community.
 1. Policy A – Maintain consistency with CWPP’s (County-wide Planning Policies) and state law for the siting requirements associated with essential public facilities.
 2. Policy B – Continue to provide for essential public facilities through the conditional use permitting process to provide for meaningful review, early public input, impacts to critical areas, and mitigation of probable significant adverse impacts.

APPLICABLE MUNICIPAL CODE

The following list depicts the applicable sections of the Lacey Municipal Code that staff relied upon when evaluating this proposal for land use approval:

- Title 14 – Buildings and Construction
 - 14.21 Traffic Mitigation and Concurrency
 - 14.23 Design Review
 - 14.24 Environmental Policy
 - 14.27 Stormwater Management
 - 14.28 Wetland Protection
 - 14.32 Tree and Vegetation Protection and Preservation
 - 14.36 Wellhead Protection and Critical Aquifer Recharge Areas
- Title 16 – Zoning
 - 16.40 Light Industrial District
 - 16.66 Conditional Uses and Permits
 - 16.80 Landscaping Requirements
 - 16.72 Off-street parking

VII. NOTIFICATION

The application for conditional use permit was received on June 30, 2020, and was deemed complete pursuant to RCW 36.70B.070 on August 27, 2020. The project was officially routed for review with a notice of application on August 27, 2020. The Notice of Complete Application had

a 14-day comment period that ended on September 11, 2020. A notice was published in The Olympian and the site was posted with the notice of complete application on August 28, 2020. These notices are attached to this report as exhibits. The City received comments from government agencies as well as the public. All comments are attached to this report as exhibits.

Written notice of the public hearing was sent to all property owners within 300 feet of the site on May 7, 2021, and notice was published in The Olympian on May 7, 2021, at least 10 days prior to the public hearing. Notice was posted on-site on May 7, 2021.

VIII. COMMUNITY DEVELOPMENT DEPARTMENT ANALYSIS

In review of the application, staff evaluated several items related to the proposal particularly as they related to compatibility of the use with the surrounding area and the impacts to sensitive areas. Staff also evaluated the economic impacts of the proposal, the need for the type of facility in the region, and the extent to which this proposal would further the goals of the City of Lacey Comprehensive Plan.

Conditional Use Permit and Essential Public Facility Analysis

Olympia Behavioral Health LLC has proposed the siting and construction of a new 75,900 square foot, 85-bed, mental health hospital. Per LMC 16.66.020D and 060, this project is being reviewed as a Type II essential public facility through the conditional use permit. Applicants for Type 1 and 2 Essential Public Facilities must complete a 90 – day early notification process prior to application submittal. The purpose of the early notification is to ensure that affected public and jurisdictions have adequate time and opportunity to review and to assess impacts of the proposed use. The applicant must also provide an alternative site analysis with their application materials and provide information as to why the chosen site was ultimately selected. To satisfy the early public notice process, the applicant published a legal notice in The Olympian newspaper, the local paper of record, on December 23, 2019.

The notice was followed by a community meeting, held by the applicant on January 23, 2020, to provide opportunity for questions and to provide information. As required by the City, the applicant selected multiple potential sites for the hospital and ultimately assessed four sites in their alternative sites analysis, with specific emphasis on two sites in northeast Lacey, the selected site at 3000 Marvin Road and an alternative on Hawks Prairie Road and Marvin Road Northeast. The site selection process included several factors including; parcel assemblage, cost, parcel size, market availability, zoning compatibility, and, compatibility with surrounding land uses.

The Marvin Road site was ultimately selected because of the location in northeast Lacey near services, but further from residential neighborhoods than other sites, as well as its proximity to other Providence Health hospitals and outpatient clinics. There will be a patient transfer agreement between Providence St. Peter's Hospital and the Olympia Behavioral Health facility and the Marvin Road location near Interstate 5 will allow for ease of patient transfer. The site was also desirable because it is isolated from immediate surroundings due to the onsite wetlands, while also being near a transit line and other services. The applicant states that the

site aligns in part with the mission of Providence Saint Peter Hospital to provide a healing environment for the patients that it serves. An onsite wetland complex and mature forest will be preserved; this will provide a natural setting with native forest that will serve as a peaceful backdrop for patients during their treatment at the facility.

As noted herein, the project site is located in the Light Industrial zoning district per the zoning map for the City of Lacey. The zoning standards for this district are found in Lacey Municipal Code (LMC) 16.40. The LMC 16.40 'Light Industrial' specifies when conditional uses are permitted in the light industrial zone. The chapter states that for a conditional use to be approved it shall be demonstrated that the use would meet the goals of the Comprehensive Land Use Plan, the Transportation Plan, the Economic Development Element, and would promote job generation or other significant benefits to the Lacey community.

In review of the proposed use, and in recommending approval, staff determined that the use in this location is suited to and compatible with the zoning district in which the parcel is located, particularly in regards to sensitive area protection, and in regards to job generation and economic development. The parcel is 22 acres in size but only about six acres are developable, with the rest being encumbered by sensitive areas in the form of wetlands and buffers. The size of the buildable area, and the wetland site impacts, have prevented any development interest that is more reflective of what is traditionally permitted by the light industrial zoning chapter. The applicant will preserve most of the site in wetlands and buffers and mature forest, while developing the remaining portion of the site with a use that is generally compatible with sensitive areas and less intense than light industrial development. The use as a behavioral health hospital on a sensitive site is likely to pose fewer environmental risks to the sensitive areas than a use that may be permitted outright. Warehouse and light industrial users often have storage yards that may store heavy equipment or machinery which could introduce chemicals to the wetlands, there could also be storage of materials and products, which could have the potential to spill and harm the wetlands as well as the City well site located nearby. Though there are generally safe guards associated with those uses, eliminating them as a potential source serves to better protect the sensitive areas. Additional discussion of the onsite wetlands is addressed later in this report.

In terms of economic impacts, this proposal is a joint venture between Providence Health and Services and BHC Fairfax Hospital Inc. The hospital will be a for-profit tax paying entity that will create between 175 – 200 on-site living wage jobs across a range of professional skill and wage levels. The lowest wage will be between \$15-\$17.00/hour with the highest hourly wage rate above \$150.00. The number of jobs noted here does not account for any jobs that may be generated in the community to support this use. Medical jobs are underrepresented in the City of Lacey, and this use will increase those numbers. This information speaks to the requirements stated in 16.40.020 that requires conditional uses must be compatible with the City's plans specifically the Economic Development Element of the Lacey Comprehensive Plan and would promote job generation.

Additional information regarding the proposed use:

As an element of the land use application, the City requested the applicant provide additional information regarding on-site security, discharge planning, economic and wage information to determine compatibility with the light industrial zoning district and the Hawks Prairie Sub Area.

Olympia Behavioral Health Hospital intends to provide a broad range of mental health services to children, teens, adults, and senior citizens. OBH will provide voluntary and involuntary care for patients in need of acute inpatient behavioral health care, partial hospitalization, outpatient and residential treatment programs dedicated to additional chemical dependency, bipolar disorders, depression, geriatric needs, post-traumatic stress and psychotic diagnosis. Although it will be a secure facility and will have a variety of treatments available to both involuntary and voluntary patients, there can be a negative community perception of this type of facility locating nearby business and residences. Concerns range from increase in homeless populations near residential areas, increase loitering, and security threats due to violent or criminal patients.

The applicant was asked to address discharge planning and facility security in their application materials. According to the submittals, the hospital will be a secure facility with locked doors controlling access into and out of the facility. Patients and visitors alike will be escorted throughout the facility to ensure safety of patients, visitors and staff. Though many of the patients will be voluntary commitments, hospitalized patients will not be released into the community until they have a discharge plan in place and have met the criteria for discharge. Those criteria include; patient is not an immediate risk to himself/herself/others, patient is able to benefit from treatment in a less restrictive setting, and all appropriate goals for treatment at the hospital have been attained. Discharge from the facility will include coordination with family members or friends who can provide safe transit from the facility to a pre-arranged living situation.

The hospital will accept charity care, and is required to, per the certificate of need that will be issued upon approval of the conditional use permit. OBH will coordinate with other service agencies to ensure that charity care patients have a place to go for the next level of care and are transported to adequate housing or an appropriate facility to receive care or support services. OBH will not release patients without a discharge plan and a place to go.

Olympia Behavioral Health will also limit the types of patients that it will treat. To reduce the risk to staff, other patients, and the greater community, the hospital will not treat criminal or forensic patients whom state mental hospitals are intended to serve. The hospital will not accept patients who should be going to a facility like Western State Hospital. The hospital will not treat violent felons or sex offenders. The hospital will treat patients who are brought to the facility by law enforcement who are in mental health crisis, rather than those who have committed crimes. A mental health crisis is a non-life threatening situation in which an individual is exhibiting extreme emotional disturbance or behavioral distress, considering harm to self or others, is disoriented or out of touch with reality, has a compromised ability to function, or is otherwise agitated and unable to be calmed. Someone who is experiencing a mental health crisis might, among other things, talk about suicidal threats or threatening

behavior, might exhibit highly erratic or unusual behavior and might be emotionally distraught, very depressed, angry or anxious. These types of behaviors may cause others to call the authorities to safeguard the well-being of the individual and those around them. This type of behavior may not require incarceration, but law enforcement would have the ability to bring the individual to a facility like Olympia Behavioral Health for evaluation and treatment.

Although the applicant has identified security measures, offered discharge procedures and has limited the patients that it will treat, staff has recommended a condition that requires the applicant consult with the City of Lacey Police Department regarding a communication and operations plan that is prepared in cooperation with law enforcement and fire and medical responders. The plan should address patient discharge protocols, description of security measures, and agreements with law enforcement for entry into the facility when needed. Finally, if approved, assurance should be in place that all recommended conditions should run with the use and apply to any successor ownership. Including any successor through the purchase process should file written acknowledgement on the conditional use permit and all conditions as part of the transfer of ownership process.

Certificate of Need Process:

In addition to receiving a conditional use permit approval to locate mental health facility in the City of Lacey, the applicant is required to obtain a Certificate of Need issued by the Washington State Department of Health. The applicant has been in process of obtaining the Certificate of Need and the process has highlighted a need for mental health care in the Thurston, Lewis, Grays Harbor, and Mason county area, considered the primary and secondary service areas for this hospital.

Although the City of Lacey currently has a 75-bed behavioral health hospital at 605 Woodland Square Loop, the Washington State Department of Health determined that the Thurston, Lewis, Mason, Gray's Harbor and Pacific County region is underserved by existing mental health facilities. The Department of Health has determined that the service area has an immediate need for an additional 85-bed facility. An Intent to Issue a Certificate of Need was issued to Olympia Behavioral Health in December 2017 for an 85-bed facility. The actual Certificate of Need will be issued to the applicant once the local land use approval process has concluded.

Community Feedback Regarding Use:

To date the City has received several letters of support from the community. The letters recognize the need for the facility and encourage the City to approve the conditional use and wetland development permit applications. No objections have been raised regarding the application.

Wetland Review

A wetland development permit application was submitted with the conditional use permit application due to permanent wetland and buffer impacts related to the proposal. A wetland report was submitted identifying four wetlands on site. Wetland and buffers are identified in the table below:

Wetland	Size (Square Feet)	Category	City of Lacey Buffer Requirements	Dept. of Ecology Buffer
A	.80 acres	III	140 feet	80 feet
B	2.5 acres	I	140 feet	250 feet
C	.37 acres	III	100 feet	80 feet
D	.14 acres	III	100 feet	80 feet

It is important to note the Wetland B is a Category I wetland, determined to be a wetland with high conservation value as determined by the Department of Natural Resources. The applicant is proposing to fill Wetland C and will indirectly impact the buffers of wetlands A. A wetland development permit pursuant to the quasi-judicial review procedures contained in Section 1C.050 of the Lacey Development Guidelines and Public Works Standards is required whenever a regulated activity, including grading and fill, is proposed within a regulated wetland or its associated buffer.

Lacey's wetland protection ordinance prioritizes avoiding wetland impacts. However, the provisions in LMC 14.28.350 do allow for the fill of certain wetlands provided the applicant can demonstrate they meet the criteria contained within the Wetland Protection Ordinance.

LMC 14.28.350 identifies the circumstances under which wetland impacts can be approved. Specifically **14.28.350C** identifies provisions related to category III wetlands:

- ☐ With respect to Category II and III wetlands, the following provisions shall apply:
1. For water-dependent activities, unavoidable and necessary impacts can be demonstrated where there are no practicable alternatives which would not involve a wetland or which would not have less adverse impact on a wetland, and would not have other significant adverse environmental consequences.
 2. Where nonwater-dependent activities are proposed, it shall be presumed that adverse impacts are avoidable. This presumption may be rebutted upon a demonstration that:
 - a. The basic project purpose cannot reasonably be accomplished utilizing one or more other sites in the general region that would avoid, or result in less, adverse impact on a regulated wetland; and
 - b. A reduction in the size, scope, configuration, or density of the project as proposed and all alternative designs of the project as proposed that would avoid, or result in less, adverse impact on a regulated wetland or its buffer will not accomplish the basic purpose of the project; and
 - c. In cases where the applicant has rejected alternatives to the project as proposed due to constraints such as zoning, deficiencies of infrastructure,

or parcel size, the applicant has made reasonable attempt to remove or accommodate such constraints.

LMC 14.28 also, provides the regulatory requirements related wetlands protection and mitigation of impacts. Compensation and/or mitigation must be provided for the loss of Wetland C as well as impacts to buffers of Wetland A. OBH proposes to compensate for the permanent wetland impacts by preserving wetlands A, B and D, which includes the preservation of a wetland of high conservation value (Wetland B) as permitted by LMC 14.28.465B. This section of the code is included below:

LMC 14.28.465B Preservation as a Sole Means of Mitigation for Wetland Impacts. Preservation of at risk, high quality habitat may be considered as the sole means of mitigation of wetland impacts when all of the following criteria are met:

1. Preservation is used as a form of mitigation only after the standard sequencing of mitigation (avoid, minimize, and then compensate) has been applied;
2. Creation, restoration, and enhancement opportunities have also been considered, and preservation is the best mitigation option;
3. The impact to the area is small and/or impacts are to a Category III or IV wetland;
4. Preservation of a high quality system occurs in the same Water Resource Inventory Area or a watershed where the wetland impact occurs;
5. Preservation sites include areas adequate to protect the habitat and its functions from encroachment and degradation;
6. The preservation site is determined to be under imminent threat, specifically, sites with the potential to experience a high rate of undesirable ecological change due to on or off-site activities; "potential" includes permitted, or planned, or perceived actions; and
7. The area proposed for the preservation is of a high quality and critical for the health of the watershed or basin. Some of the following features may be indicative of high quality areas;
 - a. Category I or II wetland rating;
 - b. Rare wetland type for example, bogs, estuaries;
 - c. Habitat for threatened or endangered species;
 - d. Wetland type that is rare in the area;
 - e. Provides biological and/or hydrological connectivity;
 - f. High regional or watershed importance for example, listed as a priority site in watershed plan; and
 - g. Large size with species diversity (plants and/or animals) and/or high abundance.

The applicant, in consultation with the Department of Ecology, has submitted a compensation and mitigation plan that would permanently protect a wetland with high conservation value and mitigate for impacts to buffers. During a site visit with the Department of Natural Resources in

December 2020, a rare plant community was identified within Wetland B. This plant community elevates Wetland B to a category I wetland as a wetland of high conservation value. Because of the value of Wetland B, the Department of Ecology supports the applicant's use of preservation as the sole form of mitigation for the loss of Wetland C. Based on review of the mitigation and compensation proposal staff finds that compensation through preservation criteria identified in LMC 14.28.465B have been satisfied. Each of the criteria is addressed below:

Preservation is used as a form of mitigation only after the standard sequencing of mitigation (avoid, minimize, and then compensate) has been applied

Four wetland exist on the site with three of the four primarily located on the western side of the site. Wetland C is located in the center of the only buildable area of the site. To accomplish the project purpose avoidance of Wetland C is not possible, nor is it possible to minimize the impact to Wetland C. Filling wetland C, a small category III wetland does allow the applicant to preserve the remaining wetlands on site and minimize or eliminate impacts to those higher quality wetlands, one with high preservation value.

Creation, restoration, and enhancement opportunities have also been considered, and preservation is the best mitigation option

The applicant did propose mitigation and creation within the wetland complex originally, however wetland creation has limited success in the long run, and after consultation with the Department of Ecology it was determined that permanent preservation of the wetland, and particularly Wetland B would be a more successful form of mitigation. Preservation of the complex will provide long-term protection of Wetland B from any future development and will preserve the rare plant community that has been identified at the site.

The impact to the area is small and/or impacts are to a Category III or IV wetland

Wetland C is a category III wetland, approximately 16,000 square feet in size.

Preservation of a high quality system occurs in the same Water Resource Inventory Area or a watershed where the wetland impact occurs

Wetland preservation will take place on the same site as the wetland impact.

Preservation sites include areas adequate to protect the habitat and its functions from encroachment and degradation.

In addition to preserving the wetland and buffer, the applicant will be preserving areas of mature forest immediately surrounding the wetland and buffer. This area will provide

additional buffering from adjacent uses. Particularly Marvin Road to the west and 31st Avenue NE to the north.

The preservation site is determined to be under imminent threat, specifically, sites with the potential to experience a high rate of undesirable ecological change due to on or off-site activities; "potential" includes permitted, or planned, or perceived actions;

The Department of Natural Resources performed a site visit on December 16, 2020 to determine if high quality and/or rare plant communities existed within the wetland. A 1.5-acre occurrence of swamp forest within Wetland B was identified. This is an extremely rare first plant community and is considered critically imperiled in the state. The site has been added to the Washington Natural Heritage Program Database. As noted, this is a rare occurrence, and the presence of the community on site makes Wetland B a category I wetland. The site is located in an urban area and the DNR notes that there has been significant on-site disturbance with poor long-term viability due to its location and surroundings as well as development pressure.

The area proposed for the preservation is of a high quality and critical for the health of the watershed or basin. Some of the following features may be indicative of high quality areas;

- h. Category I or II wetland rating;***
- i. Rare wetland type for example, bogs, estuaries;***
- j. Habitat for threatened or endangered species;***
- k. Wetland type that is rare in the area;***
- l. Provides biological and/or hydrological connectivity;***
- m. High regional or watershed importance for example, listed as a priority site in watershed plan; and***
- n. Large size with species diversity (plants and/or animals) and/or high abundance.***

As noted in the paragraph above, Wetland B is a category I wetland due to the presence of a rare plant community, the only known presence in Washington, making the preservation of the wetland critically important.

Buffer impacts are also proposed to the buffer of Wetland A. The standard buffer width of Wetland A is 140 feet, a small portion of the wetland extends towards the east portion of the property. In addition to the proposal to preserve 3.4 acres of wetlands, the associated buffers, and associated mature forest, they are proposing mitigation in the form of invasion species removal and hydrologic monitoring. LMC 14.28.280 B allows the standard prescribed width of buffers to be modified through consultation with the Department of Ecology where another methodology better addresses best available science and/or the specific circumstances of the wetland and protection needs. Ecology supports the wetland preservation concept as well as the invasive species removal as a means to protect the wetlands and mitigate for the buffer reduction.

Based on staff's review of the wetland report and mitigation plan as well as the Department of Ecology's support of the mitigation concept, staff recommends that the wetland development permit and mitigation plan with compensation through preservation of a high quality wetland and mitigation proposed be approved subject to conditions recommended below.

Other Review Items:

Tree Protection Requirements;

Per LMC 14.32.064, a tree tract equaling 5% of the gross site area shall be provided for all projects over one acre in size. For this project, a tree tract of 1.065 acres is required. With more than 3 acres of the site to be preserved in wetlands, not including buffers and remaining forest to be preserved, the site includes more than enough area to satisfy tree tract requirements. Per the foresters report prepared for the project, dated September 9, 2020, tree removal associated with the project will likely require that a Class IV Forest Practice permit be submitted to the City of Lacey for review and approval because it will involve clearing of more than 5000 board feet of saleable timber. This application shall be submitted and approved prior to issuance of any grading or site development permits.

City review process:

The land use applications for the Conditional Use Permit and Wetland Development Permit were submitted to the City on June 30, 2020 and were determined complete on August 27, 2020. The project was routed for review to City departments as well as to outside agencies and departments. The initial public review period ended on September 11, 2020. Several departments and agencies provided comment letters regarding the project. Those comments are included as exhibits. The Department of Ecology provided comments related to the initial wetland report submitted for the project, with concerns regarding wetland categorization. Based on the comments received, the City stopped the regulatory review clock until the questions and concerns related to the wetland report could be addressed. In addition to the concerns related to the wetland, the City also stopped the review clock and requested additional information regarding the alternative sites analysis performed by the applicant.

Working with the Department of Ecology and the Department of Natural Resources, the applicant's wetland biologist revised the wetland report and the mitigation concept related to the on-site wetlands. The revised report recognizes one of the wetlands as a wetland of high conservation value and provides a mitigation approach that preserves the wetland. This approach has been reviewed by the department of Ecology who approves of the concept and a revised approach was submitted to the City. The revised reports and supplemental submittals are included to this report as attachments.

To address the concerns related to the alternatives sites analysis as well as to provide updated project information, on December 22, 2020, the applicant's representative submitted the additional information on the alternatives sites analysis, as well as updated project information, decreasing the number of patient beds from 104 beds, identified on the original application to 85 beds. Additionally, on March 12, 2021 the applicant submitted supplemental information related to the project record. These documents updated the SEPA checklist, and the original

conditional use permit supplemental application, based on consultations with the Department of Ecology regarding the revised wetland materials. These changes have been incorporated into the project record.

As proposed, and as further conditioned below, staff has determined that the proposal is consistent with the goals and policies of the 2016 Lacey Comprehensive Plan, including the Economic Development Element and Strategy, the and with the provisions of LMC 16.40 Light Industrial District, as well as with the requirements of LMC 14.28. Recommended conditions have been included which are intended to address and mitigate impacts. Conditions are also included to ensure that all requirements of the code are met during project review.

IX. HEARING EXAMINER AUTHORITY

The Hearings Examiner has the responsibility and authority to recommend action to the City Council on conditional use permits. Pursuant to section 2.30.140 of the Lacey Municipal Code, the Examiner has the authority to render a decision on the application which may be to grant, deny, or grant with such conditions, limitations, modifications and restrictions as the Examiner finds necessary to make the application compatible with its environment, the comprehensive plan, other official policies and objectives and land use regulatory enactments.

X. SUMMARY OF STAFF ANALYSIS

Staff finds that the proposed Essential Public Facility Conditional Use permit application and wetland development permit application is consistent with the City Comprehensive Development Plan, the City Zoning Code, and other applicable codes and regulations provided that the conditions recommended below, under Section XII, are implemented.

XI. STAFF RECOMMENDATIONS CONCERNING ACTION ON THE PROPOSED CONDITIONAL USE PERMIT

Based upon the above analysis, City staff recommends approval of the conditional use permit. The project shall proceed in substantial conformance with the plans on file, except as modified below:

CONDITIONS OF PROJECT APPROVAL

Conditions unique to this application:

Community and Economic Development Department

Planning Section

1. The project shall be developed in substantial conformance with the site plans submitted on June 30, 2020, except as modified by the conditions below.
2. The developer shall meet and satisfy all conditions of the MDNS issued on April 1, 2021.
3. A final architectural site plan that includes site plan details such as development area parcel size, parking stalls and other important site specific data, shall be submitted to

the Community Development Department for stamped, approval. A copy of the site plan shall be incorporated into all future submittals, including building and grading permits as well as civil drawings.

4. Prior to the issuance of any building permits, the developer shall receive design review approval from the City of Lacey. All site and building designs shall be in conformance with section 14.23, the City of Lacey Design Review chapter.
5. The owner/service provider and any successor owner/service provider shall be subject to all conditions of this Conditional Use Permit. In the event of a change in ownership, the successor owner/service provider shall file acknowledgement of the conditional use permit and conditions of approval as part of the sale and transfer of ownership and/or services.
6. As a condition of their operational plan, the hospital shall not treat criminal or forensic patients whom state mental hospitals are intended to serve, nor will they accept violent felons or sex offenders.
7. A detailed community operation and communication plan shall be prepared by the applicant in coordination with local law enforcement and fire and medical responder organizations. The plan shall include the following:
 - Patient discharge protocols
 - Description of security measures
 - Agreements with law enforcement and fire and medical responders for entry protocols into the facility when needed
 - Provisions that require cooperation with authorities for any change in ownership of the facility (the plan is applicable to current and future facility owners)s and
 - The plan must include contact information for facility representatives available 24/7 should law enforcement need to contact a representative immediately.
8. The applicant shall obtain a Certificate of Need, or revised Certificate of Need, from the Washington State Department of Health prior to operation of the facility. A copy of the approved Certificate of Need shall be submitted to the City.
9. The developer shall coordinate with InterCity Transit regarding locations for future transit facilities along the property's frontage.
10. Prior to any site disturbing activities, the City shall receive a copy of the Department of Ecology's Administrative Order as it pertains to on-site wetland impacts and mitigation.
11. The developer shall meet and implement all requirements of the Administrative Order issued by the Department of Ecology.

12. Wetland impacts and subsequent mitigation work shall be done in accordance with the Wetland Analysis Report (revised March 2021) and Compensatory Mitigation Plan (revised April 2021) except as may be modified by conditions of Department of Ecology's Administrative Order. Further revisions to the plans based on Ecology's review shall be submitted to the City of Lacey.
13. Wetland buffers shall be permanently identified by fencing. The fencing design and location shall be approved by the Planning Department prior to installation. A detail of the fencing and the placement locations shall be clearly shown on the grading and Public Works Construction Drawings and the fencing shall be installed prior to issuance of any building permits. (LMC 14.28.380.A.3)
14. Wetland buffers shall be identified by signage. This identification shall include permanent signs which state:

"Protection of this natural area is in your care. Alteration or disturbance is prohibited by law. Please call the City of Lacey Community Development Department for more information."
15. A detail of this sign and the placement locations shall be clearly shown on the grading and Public Works Construction Drawings. An example of this sign may be found in the Community Development Department. The Planning Department shall approve the sign locations and the signs shall be installed prior to the issuance of any building permits. (LMC 14.28.380.A.3.)
16. A tree tract equal to a minimum of 5% of the gross site area shall be established in accordance with LMC 14.32.064. The critical area tract can also be designated as the tree tract for the site. The tract(s) shall be designated as critical area and tree tract on all future development plans including civil drawings and grading plans. (LMC 14.32.064)
17. The grading plan shall be designed to minimize impacts on tree tract/buffer areas. Tree removal in these areas shall be avoided to the maximum extent possible, except where the forester has identified hazard trees for removal. Tree replacement or replanting may be required, if tree tract areas will not meet requirements of LMC 14.32.065.
18. The protection and preservation shall be coordinated with Galen Wright of Washington Forestry Consultants, Inc. and tree protection shall follow the recommendations of Preliminary Tree Protection report dated September 9, 2020. All protection areas shall be shown on all applicable development plans, including the grading and erosion control plans submitted for the project.
19. Prior to issuance of a grading permit for the site, for any tree removal that exceeds 5000 board feet of timber, a Class IV Forest practices application shall be submitted to the City of Lacey Community Development Department for review and approval. The class IV permit

shall include a site plan that identifies trees on site to be preserved. Tree protection and preservation shall be coordinated with Galen Wright of Washington Forestry Consultants

20. No trees shall be removed until a grading permit has been issued. The location of all save trees and tree protection fencing shall be shown on the grading plans and civil drawings.
21. Trees to be saved shall be protected throughout all phases of construction by temporary chain link fencing on driven posts located at the edge of the critical root zone, as recommended in the Tree Protection Plan. The location of the protective fencing shall be identified on the grading plans and a detail of the fencing shall be included on the plans.
22. Prior to any site construction activities taking place, a preconstruction meeting shall be held with Washington Forestry Consultants, Inc. to review the location of the tree protection fencing. A note stating that a preconstruction meeting shall be held with Washington Forestry Consultants, Inc. shall be shown on the grading plans for the project. Confirmation from the Forester that the meeting has been held shall be provided to the Community Development Department prior to the start of site construction or grading activity.
23. Prior to site construction activity the contractor completing any tree removal or logging work shall sign and submit the "Acknowledgement of Responsibilities for Professionals Doing Tree Removal in the City of Lacey". The form shall be submitted to the Planning Department prior to issuance of the grading permit.

Building and Fire Code Requirements

24. The building will be addressed off of 31st Avenue Northeast. The address will be as follows: **8007 31st Avenue NE, Lacey, WA, 98516**. Plans and permit applications submitted for this project shall reference this address.
25. One fire hydrant shall be installed, tested and approved prior to building permit issuance. Fire hydrants shall be provided every 330 feet unless the fire flow is greater than 1,500 gpm, then it shall be every 300 feet in accordance with IFC table (C102.1) and LMC 14.07 for the building. Four fire hydrants shall be placed no closer than 40 feet from the building or structure protected and shall be spaced every 300 feet around the building.
26. The required fire-flow for the building shall be not less than 3,500 gpm for four hours in accordance with IFC Appendix B. The fire-flow is based on square footage including a 50% credit for the installation of automatic fire sprinkler systems (IFC Section 507.1, LMC 14.07.015).
27. The building shall be served by an automatic fire sprinkler system, installed in accordance with NFPA 13 (2016 Edition) standards. Additionally, a fire department

connection shall be installed in accordance with LMC 14.07; the fire department connection shall be installed within 40 feet of a fire hydrant. The building shall have its own FDC line with KNOX locking caps, or plugs. The building shall be equipped with institutional fire sprinkler heads. A fire pump may necessary for this building; fire flow modeling, coordinated with Brandon McAllister with the Public Works Department, will determine whether it is necessary.

28. An approved addressable fire alarm system with supervised monitoring shall be provided throughout the building in accordance with City of Lacey Municipal Code (LMC 14.07) and NFPA 72 Standards (2016 Edition). The fire alarm system shall meet I-2 Occupancy standards per the 2015 IFC.
29. An approved 20-foot wide all-weather surface fire apparatus access roads shall be provided to within 150-feet of all exterior portions of the buildings at ground level. The fire apparatus access road shall be located not less than 10-feet from the building (IFC Section 503-1).
30. An approved aerial fire apparatus access roadway shall be provided on one entire side of the building when any portion of the building is in excess of 30-feet in height from the grading median of the building to the roofing eaves. The aerial fire-apparatus access road shall be not less than 26-feet in width and not less than 15-feet away or further than 30-feet away from the building. Aerial fire apparatus access roadways shall be constructed in accordance with AASHTO HB-17 Standards for a single axle weight load of 46,000 lbs., and the gross weight load of 75,000 lbs. A fire access only drive aisle with bollards on the north side of the building shall be added (IFC Section D 105).
31. An approved fire department turn around may be required if the fire department access road has a dead end in excess of 150 feet (IFC 503.2.5).
32. The inside turning radius along the fore apparatus access roadway shall be not less than 28-feet (IFC Section D103.3).
33. Approved 12"-16" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color. The fire code official will address the size of the numbers from the roadway (IFC Section 505.1; LMC 14.07.015).
34. The building shall be tested for Emergency Responder Radio Coverage in accordance with IFC Section 510. Additionally, the City requires Lacey Police channel 2 to be provided. The test shall take place once the building has sheet rock in 50% of the building.
35. Fire extinguishers shall be provided every 75 feet in accordance with LMC 14.07; fire extinguishers shall be the 2a10bc type.

36. A total of four KNOX boxes shall be provided for the building; two police, and two fire. Access gates shall be in accordance with section 103.5 of the IFC, all access gates shall be equipped with a KNOX box backup key switch in addition to a strobe activated gate.
37. All building and fire code plan review will be done in accordance with the code requirements of an I-2 Occupancy. Provide reasoning for how the fire alarm system meets the requirements of the 2015 International Fire Code I-2 Conditions.
38. The city of Lacey Fire Code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable fire codes. The applicant shall contact the City of Lacey Building Department at (360)491-5642, to schedule the required inspection or to request witness of required tests; 24-hours' notice shall be provided for scheduling tests and inspections.

Public Works Department:

Specific Water

39. A 12-inch water main shall be extended from the existing stub from 31st Avenue 'to and through' the south property line of the project site and tied to the water main being extended on the property immediately south of the project site. Additionally, appropriately sized water mains shall be extended throughout the site to satisfy water quality and Lacey Fire requirements. Hydrants shall be part of the public main extending from 31st Avenue to the south property line.
40. A domestic water service shall be provided for the new building. The commercial meter shall be equipped with a Reduced Pressure Backflow Assembly device (DG&PWS Water 6.120F and Appendix P).
41. An irrigation meter with a backflow prevention device is suggested for all landscaped areas; if irrigation is provided from the domestic water meter, water utilized for irrigation will be billed as if discharging to sewer.

Specific Sewer

42. The gravity sewer main immediately adjacent to the site shall be used for the side sewer servicing the proposed building. The side sewer shall be connected to this main at a manhole. Side sewers shall not connect to manholes with an angle less than 90 degrees in relation to the outlet pipe (DG&PWS, Sewer 7A.010).

Specific Stormwater

43. Treatment and infiltration facilities shall be constructed for stormwater associated with the site and adjacent properties discharging to the site.

44. Storm water shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible. If possible, a separate roof drain infiltration system shall be installed for the building.
45. The site is located in a Category I Aquifer Recharge Area, enhanced treatment for stormwater is required.
46. To meet Core Requirement #6 from the City of Lacey Stormwater Manual, phosphorus control and enhanced water quality treatment shall be provided for all runoff flows from pollution-generating surfaces that are routed to the proposed dispersion facilities.

Specific Transportation

47. Right-of-way dedication shall be provided for Marvin Road. Marvin road is classified as an Arterial roadway per drawing detail 4-2.2 dated 12/15/14 from the City of Lacey Development Guidelines and Public Works Standards Manual. The section of roadway requires 49-feet of half-street right-of-way. Dedications shall be determined by a licensed land surveyor.
48. Frontage improvements shall be installed for 31st Avenue Northeast. Frontage improvements shall be to Minor Collector Type II roadway standards per detail 4-3.3 dated 12/15/2014 from the City of Lacey Development Guidelines and Public Works Standards Manual. This section of roadway requires 30-feet of half-street right-of-way. Back of curb improvements including, sidewalk, planter strip, street trees and irrigation, shall be installed on the entire length of the parcel frontage.

General Conditions

The conditions below are summaries of ordinances and standards that apply to approval of this application regardless of any specific impacts of this proposed development. The list is intended as a courtesy notice and not as an exhaustive list of legal requirements that may apply to an approval of the application. The list is also a summary of the legal requirement; if there is a conflict between the summary and the ordinance, the language of the ordinance controls.

Community and Economic Development:

Planning

49. A detailed landscaping plan shall be prepared by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department for review and approval. The plan shall include the type, number, and location of the vegetative improvements as well as a specific time line for completion of the improvements. A separate irrigation plan must also be submitted showing the location of all irrigation lines, location of sprinkler heads, and approximate coverage areas. The plans must include a note stating that the property owner is responsible for maintaining all plants in

- a healthy growing condition for the life of the project. All requirements of Chapter 16.80 of the Zoning Code shall be satisfied. (LMC 16.80)
50. A detailed estimate from a landscape installer must be submitted to the Planning Department. The estimate should include all costs associated with installing landscaping and irrigation as called out on the approved plans, including labor. (LMC 16.80)
 51. A letter of credit or assignment of savings must be provided to the Planning Department in the amount of 150 percent of the above mentioned landscape estimate. The City shall release this financial security once the landscaping for the project is installed and approved by the Planning Department and a financial security is in order to ensure that all plant materials are properly maintained. This security device shall be in the amount of 20 percent of the value of the vegetative improvements and shall be held for a period of two years, three years for type I landscaping. (LMC 16.80)
 52. A note shall be placed on the face of the landscaping and irrigation plans stating that any irrigation lines placed within tree protection zones established for the project must be installed in such a manner as to not cause damage to the root protection zone, such as by cutting roots, digging trenches, operation of machinery, etc. Special care must be taken (hand digging trenches, designing lines to stay out of these areas where possible, etc.) to ensure damage to the trees does not occur. In the event damage to these areas does occur, the City may require, at their discretion, replacement of the comparable landscape value of the trees damaged or other means to make up that loss. (LMC 16.80)
 53. A sign permit shall be issued by the City of Lacey prior to the installation of any signs on the subject site. (LMC 16.75)
 54. All applicable requirements of the City Zoning Code shall be satisfied (LMC Title 16).
 55. The applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, and any others. These permits will require additional review time from the appropriate agencies.

Building and Fire Code Review

56. A Washington State licensed architect and engineer are required for the project (RCW 18.08 & 18.43).
57. The project shall comply with the applicable accessibility requirements throughout the site and facility, including the applicable accessible throughout the site and facility, including the applicable accessible parking, accessible route of travel from the accessible parking stalls to the accessible entrance and passenger loading zone requirements that apply for this issue (ICC A117.1 – 2009).

58. The project shall comply with all the codes and ordinances adopted by the City of Lacey.
59. The building shall be provided with an automatic fire sprinkler system and addressable fire alarm (IBC Sec. 903 & 907).
60. A code compliant commercial kitchen cooking hood shall be provided within the kitchen of the facility (IMC Sec 506).

Public Works Department:

General Water

61. The following shall be stated on the irrigation plans:
“The property owner adjacent to the public right-of-way will be responsible for maintaining and locating all irrigation lines located in the public right-of-way” (DG&PWS, Water, Irrigation 6.210).
62. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health, and the City of Lacey Fire Code Official’s standards. Actual main size, loop closures, and possible off-site improvements, including the number and location of fire hydrants, will depend on the fire flows available to the site (DG&PWS, Water 6.010).
63. Water meters 3-inches or larger shall be ordered 10 weeks prior to installation. Scheduling provisions shall be made to accommodate the required lead time (DG&PWS General Notes Water Main Installation).
64. Water mains shall be extended throughout the project site to satisfy City of Lacey Water Comprehensive Plan requirements and to assure fire, water quality, and domestic water requirements can be satisfied. Water mains shall be extended on the north or east sides of road or drive aisles, 6 feet off centerline (DG&PWS, Water 6.020).
65. Modeling of the water system shall occur in order to assure adequate water is available for the project. Contact Brandon McAllister, Water Resources Engineer, to facilitate the fire flow modeling.
66. If utility extensions are required for the project that require roads that were paved within the last five years to be “cut”, a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.
67. The water meter shall be purchased prior to the issuance of the building permit (DG&PWS Water 6.121).

General Sewer

68. All structures shall be connected to sanitary sewer. Public mains with associated appurtenances shall be installed to serve the project with sewer (DG&PWS, Sewer 7A.010).
69. Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Alliance and the Department of Ecology (DG&PWS, Sewer 7A.010).

General Stormwater

70. The project shall comply with the City of Lacey 2016 Stormwater Design Manual. Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual (LMC 14.27).
71. Projects shall retain, disperse and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis, to determine wet-season soil and groundwater conditions and to establish a long-term design infiltration rate (SDM 2.2.5 & 7.2).
72. A final stormwater site plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual standards, shall be submitted prior to final Public Works civil approval. Key elements to be part of the report include: the project engineers certification; descriptions of how each of the Core requirements are being addressed; construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including WWHM 2012 Data files produced with the model); summary data of sub-basin areas, design calculations, and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a stormwater facilities maintenance manual (SDM 2.2.1)
73. A construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to the start of site work or construction of the project. A complete SWPPP consists of a narrative report and a temporary erosion and sediment control plan drawing. Each of the 13 required SWPPP elements identified in Chapter 5 of the City of Lacey 2016 Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render and SWPPP elements justified in the narrative report.
74. A Stormwater Facility Maintenance Manual, prepared per Chapter 3 of the City of Lacey 2016 Stormwater Design Manual, shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the Stormwater Site Plan and shall also be prepared to serve as a standalone document for the post-development facility owner(s). The maintenance plan shall also be submitted to and approved by the City prior to civil drawing approval.

75. Clearing, grading, and other soil disturbing activities shall be prohibited from October 1 through April 30th unless shown to the satisfaction of the City of Lacey that sediment-laden runoff will be prevented from leaving the site (SDM 5.2.3).
76. The maximum depth of an infiltration facility is 20 feet below the surrounding finished (developed) ground elevation in order to provide for long-term maintenance access to the facility.

General Transportation

77. Fiber optic conduit shall be installed with this project and shall conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4E.035).
78. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4B.025).
79. Traffic mitigation condition
80. Street trees, per the Development Guidelines and Public Works Standards), shall be planted in planter strips and/or medians as part of the required frontage improvements for the project (DG&PWS Transportation 4G.100).

General Surveying Requirements

81. Utility easements are required for all water and sewer mains located on private property. Easement shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties. Easements and stubouts shall be provided to serve adjoining properties as determined by the City. All easements shall be designated as 'utility' easements on the civil drawings and in the easement documents. Specific requirements will be determined at the time of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to the release of approved civil drawings (DG&PWS Chapter 3.110).
82. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet, data can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey coordinate system (DG&PWS 3.025)
83. City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from the Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum (DG&PWS 3.025).

84. Right-of-way shall be dedicated for a project that requires a conditional use permit. The requirement to dedicate right-of-way shall be determined by the City or Regional Transportation plans, by a Traffic Impact Analysis, or as determined by Public Works. Dedications shall be determined by a professional land surveyor. Dedications shall be submitted and approved by the City of Lacey prior to plan approval (DG&PWS, Transportation 4B.060).
85. A 10-foot joint utility easement immediately adjacent to the public right-of-way, shall be dedicated to accommodate the installation of private and public utilities. This requirement applies to both Marvin Road and to 31st Avenue NE (DG&PWS 2017 Roadway Details).

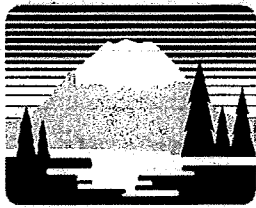
Other Requirements

86. All improvements shall satisfy the City of Lacey Development Guideline Standards in place at the time of complete application as determined by the City of Lacey Community and Economic Development Department.
87. If any part of these comments as established by existing plans, guidelines, codes and the like as established by ordinances shall be found invalid, all other parts shall remain in effect (DG&PWS 3.035).
88. All Public Works improvements shall be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval (DG&PWS 3.040).
89. All structures associated with this site shall be connected to the City of Lacey utilities (DG&PWS 6.010 and 7A.010).
90. Certificate of Occupancy of the building will not be issued until all improvements shown on the approved civil drawings are installed by the applicant and approved by the City (DG&PWS 4B.080).
91. Prior to civil drawing approval, one paper set of drawings and a PDF copy of the drainage report shall be submitted for all approved final plans (DG&PWS Chapter 3.040B).
92. Prior to final Public Works Construction approval “as-built” bonded paper drawings and the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans (DG&PWS Chapter 3.040J).
93. A 20 percent maintenance bond or financial guarantee of the engineer’s estimate or approved bid estimate is required for a period of 24 months upon construction completion and approval of Public Improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. This financial

guarantee applies to sewer, stormwater, frontage and landscaping irrigation improvements (LMC 14.20.025).

94. A completed, signed and stamped checklist from chapter 3 of the Development Guidelines and Public Works Standards Manual shall be submitted with three sets of civil drawings, two drainage reports, and one electronic copy of the civil drawing in PDF format, shall be submitted to the Public Works Department for review and approval. Drawings submitted to other departments WILL NOT satisfy this requirement.
95. The property owner adjacent to the public right-of-way shall be responsible for maintaining the planter strip and street trees (weeding, pruning, irrigating, mowing, etc.) in the public right-of-way in a healthy and growing manner in perpetuity. If the planter strip and/or trees are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies the planter strip and/or trees are being and will continue to be maintained shall be submitted to the City for review (DG&PWS, Transportation 4G.100D).
96. The following language shall be included on the face of any easement documents submitted to the City:

To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomenon occurs causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30-day time period, the City will fix the problem and bill the property owner.
97. A bill of sale for water and sewer being installed with the project shall be submitted to the City of Lacey Public Works Department prior to final Public Works approval of the project.



Shaping
our community
together

CITY
OF **LACEY**

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY

Date: _____

Case #: 1992

Received By: _____

Planner: _____

Related Cases: _____

RECEIVED

GENERAL LAND USE APPLICATION

JUN 3 0 2020

Please Identify Supplemental Forms Accompanying This Application: BY _____

- ☐ Binding Site Plan (Preliminary)
- ☐ Binding Site Plan (Final)
- ☐ Boundary Line Adjustment
- ☒ Conditional Use Permit
- ☒ Environmental Checklist (SEPA) (must include 2 CD's containing .pdf copies of all submittal materials, including applications)
- ☐ Joint Aquatic Resources Permit Application (JARPA)
- ☐ Landclearing Permit/Class IV Forest Practices
- ☐ Limited Administrative Review (separate application form is not required)

- ☐ Planned Residential Development (Preliminary)
- ☐ Planned Residential Development (Final)
- ☐ Short Subdivision (Preliminary)
- ☐ Short Subdivision (Final)
- ☐ Site Plan Review
- ☐ Street Merchant Supplemental
- ☐ Subdivision (Preliminary)
- ☐ Subdivision (Final)
- ☐ Townhouse Development Permit
- ☒ Wetland Development Permit
- ☐ Woodland District Supplemental

*Applicant/Property Owner Information

Owner: Steve Filton

Mailing Address: 367 South Gulph Road / King of Prussia, PA / 19406

Phone Number(s): (610) 382-4792

E-mail Address: Dianna.Cassey@uhsinc.com

Signature: _____

** For projects with multiple owners, attach a separate sheet with above owner information and signatures.*

Applicant: Steve Filton

Mailing Address: 367 South Gulph Road / King of Prussia, PA / 19406

Phone Number(s): (610) 382-4792

E-mail Address: Dianna.Cassey@uhsinc.com

*Authorized Representative: Dianna Cassey

Mailing Address: 367 South Gulph Road / King of Prussia, PA / 19406

Phone Number(s): (610) 382-4792

E-mail Address: Dianna.Cassey@uhsinc.com

**The authorized representative will be the primary staff contact for all project related questions and correspondence.*

EXHIBIT

3

Project InformationProject Name: Olympia Behavioral Health HospitalProject Description: Construct a 104-bed behavioral health hospital totaling approximately 75,900 square feet**Property Description**Site Address: 3000 Marvin Road NE, Lacey, WAFull Legal Description of Subject Property (attached ☒):North half of the northeast quarter of the southwest quarter and that portion of the north half of the northwest quarter of the southwest quarter lying northeasterly of Marvin Road; all in section 2,Township 18 north, range 1 west, W.M., excepting therefrom that portion conveyed to the city of Lacey in statutory warranty deed recorded August 25, 2004 under auditor's file no. 3668751; and also,excepting that portion conveyed to city of Lacey in right-of-way dedication deed recorded January 23, 2019 under auditor's file no. 4667075. In Thurston County, Washington.Section: 2 Township: 18N Range: 1WAssessor Tax Parcel Number(s): 118023102000Zoning District: Light IndustrialShoreline Designation (if applicable): N/AArea of Project Site (in square feet if less than 1 acre; in acres if greater): 21.30 acres

Critical Areas on or near Site (show areas on site plan):

☐ None☐ Creek or stream (name): _____☐ Lake or pond (name): _____☐ Endangered or threatened species (identify): _____☒ Encumbrances, such as wells with radius, and easements: City of Lacey Well Adjacent☒ Wetland☐ Steep slopes/draw/gully/ravine☐ Historic site or structure☐ Flood hazard area, provide FEMA flood zone and map number: _____**Utilities (Existing and Proposed)**Water: Existing Vacant Proposed City of LaceySewer: Existing Vacant Proposed City of LaceyAccess (name of street(s) from which access will be gained): 31st Ave NE

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Steve Filton

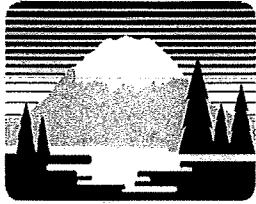
Signature

06.30.20

Date

Print Name

Please attach all applicable supplemental forms



Shaping
our community
together

CITY
OF **LACEY**

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY

Date: _____

Case #: _____

Received By: _____

Planner: _____

Related Cases: _____

CONDITIONAL USE PERMIT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application)

Project Information

Applicant Name and Phone Number: Steve Filton

Authorized Rep. Name and Number: Dianna Cassey (610) 382-4792

Project Name: Olympia Behavioral Health Hospital

Planning Project Number: 19-92

Summary Of Request (list types of uses)

Construct a 104-bed behavioral health hospital classified as a Type II Essential Public Facility.

Hours of Operation (include number of days per week): 24/7

Total Square Footage of Site: 927,866 SF Total Square Footage in Paved or Covered Surfaces: 141,070 SF

Number of Dwelling Units: Proposed: 0 Permitted: 0

Existing Zoning

Existing Zoning Designation: Light Industrial Comprehensive Plan Designation: Industrial

How does the project conform to the Comprehensive Plan and Zoning Ordinance (attach additional sheets with narrative if necessary)? See Attachment

Essential Public Facility? Yes Type One: _____ Type Two: X Type Three: _____

Commercial Uses

Total gross square footage of commercial buildings: N/A

Description of each commercial use: N/A

What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development? See Attached Narrative

What provisions have been made to make the development compatible with the appearance and character of the surrounding neighborhood? Please see attached Conditional Use Narrative and Site Plan

Protective Covenants

Are there protective covenants for the subdivision in which this use is to be located? No

If so, attach a copy of the covenants and explain how the proposed use does or does not conform to the covenants. Cite specific section(s) of the covenants for reference: _____

Day Care Centers And Nursery Schools

Maximum Number of Students: _____ Estimated Maximum Vehicular Trips Generated: _____

How are these vehicular trips distributed by mode and time of day? _____

Attach a commercial traffic generation worksheet to the application form.

Essential Public Facilities Identified:

Does the proposed use meet the definition and criteria of 16.66.060 for essential public facilities review:

☒ Yes ☐ No

If yes, what type of facility is it classified as:

☐ Type 1 ☒ Type 2 ☐ Type 3

Please see additional submittal requirements for Type 1 and 2 essential public facilities below.

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Steve Fillion

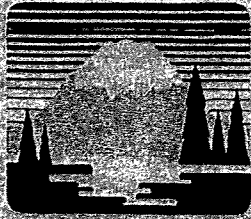
Signature

06.30.20

Date

Print Name

Please attach all applicable supplemental forms



Shaping
our community
together

CITY OF **LACEY**

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street S.E., Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY

Date: _____

Case #: _____

Received By: _____

Planner: _____

Related Cases: _____

WETLAND DEVELOPMENT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application)

Applicant or Authorized Representative: Steve Filton

Telephone Number: (610) 382-4792

I certify, under penalty of perjury, I have been furnished a copy of the Wetlands Protection Ordinance, that the information furnished by me is true and correct, and that the applicable requirements of the City will be met.

Signed: [Signature]

The Applicant shall submit the following information with the appropriate fee:

- ☐ 15 Copies of the General Land Use application
- ☐ 15 Copies of the Wetland Development Supplemental application
- ☐ Copies of all other applicable applications (preliminary plat, site plan review, etc.) the amount specified on the specific supplemental application form.
- ☐ 6 Copies of a wetland report, which shall include the information outlined on the following pages:
- ☐ 15 copies of all supporting data as noted below and in Section 14.28.190 of the Wetlands Protection Ordinance
 1. A description and maps overlaid on an aerial photograph at a scale no smaller than 1" = 400' showing the entire parcel of land owned by the applicant and the exact boundary pursuant to Section 14.28.090 of the wetland on the parcel;
 2. A description of the vegetative cover of the wetland and the adjacent area including dominant species;
 3. 15 full size, and one 11" x 17", copies of a site plan for the proposed activity overlaid on an aerial photograph at a scale no smaller than 1" = 400' showing the location, width, depth and length of all existing and proposed structures, roads, sewage treatment, and installations within the wetland and its buffer;
 4. the exact sites and specifications for all regulated activities including the amounts and methods;
 5. Elevations of the site and adjacent lands within the wetland and its buffer at contour intervals of no greater than five feet;
 6. Top view and typical cross section views of the wetland and its buffer to scale;
 7. The purposes of the project and an explanation why the proposed activity cannot be located at other sites including an explanation of how the proposed activity is dependent upon wetlands or water-related resources as described in Section 14.28.350; and
 8. Specific means to mitigation any potential adverse environmental impacts of the applicant's proposal
 9. The City may require additional information including an assessment of wetland functional characteristics, including a discussion of the methodology used; documentation of the ecological, aesthetic, economic, or other values of a wetland, and/or a study of flood, erosion, or other hazards at the site and the effect of any protective measures that might be taken to reduce such hazards.
- ☐ A wetland delineation and wetland rating form
- ☐ Maps, visuals, and other supporting information as required by the City staff to fulfill the spirit and intent of the Wetlands Protection Ordinance; and

- Mailing labels of all surrounding property owners, provided by a title company, within 300' of the subject property containing the wetland(s) as filed with the Thurston County Assessor's Office. This list shall consist of MAILING addresses, not site addresses, and must be submitted on label sheets. A paper copy of the labels must also be submitted.

The Wetland Report Contents

Note: All items marked with an asterisk (*) require a map or other visual in addition to the text. At a minimum a USGS topographical map, an aerial photograph and a National Wetlands Identification map will be required.

■ **Introduction:**

- A. Describe the purpose of the report
- B. Describe the proposed development
 - 1) Give location, size, name of project, and relationship to adjacent properties *
 - 2) Note the present and proposed land use
- C. Briefly explain the major findings from the report

■ **Physical Conditions**

- A. Soils – describe the on site soils using the most recent version of the local soil survey and results of on site work.
- B. Hydrology
 - 1) Describe the wetland and its relationship to the surrounding land and water bodies *
 - 2) Identify if the site is mapped as a 100-year floodplain, and describe flood storage capacity and/or conveyance during the wet seasons
 - 3) Identify if springs are present and what contribution the site would have for summer surface water supply
 - 4) Identify the contribution that the site has for ground water recharge*
- C. Vegetation
 - 1) Identify any threatened, endangered, or sensitive plant species per the National Heritage Program, Department of Natural Resources
 - 2) Note whether the site has been identified as high quality native wetland
 - 3) Describe the on site vegetation in the wetland and in the buffer*
 - 4) Describe the contribution of the on site vegetation within the wetland and buffer to: (a) sediment control; (b) water quality, and (c) instream habitat for fish populations
- D. Habitat
 - 1) Identify any threatened, endangered, or sensitive animal species per the Department of Wildlife
 - 2) Note if the site contains any priority habitats or species
 - 3) Describe the animal species that are present on the site
 - 4) Identify any threatened, endangered, or sensitive fish species per the Department of Fish and Wildlife
- E. Human Use
 - 1) Describe the existing and proposed uses of the site*
 - 2) Describe the aesthetic/visual characteristics of the wetlands and the buffer areas

■ **Impacts**

- A. Identify and describe those areas of the site, including the wetland and the buffer, which would be impacted by the proposed development.* Note the impacts on each of the categories, A through E, above.

■ **Mitigation Measures**

Mitigation includes those actions which avoid, minimize, rectify, reduce, eliminate, compensate, or correct otherwise probable significant adverse environmental impacts. (WAC 197.11.768)

- A. Describe the level of mitigation according to the above referenced definition. Mitigation measures may include coverage, setbacks and buffers, size of lots and development sites, height limits, density limits, restoration of ground cover and landscaping, innovative design and construction methods, provisions for access of right-of-way, and enhancement to increase wildlife or aquatic habitat value.

11802130301
Lacey Industrial Llc
515 S Figueroa St
Los Angeles, CA 90071

11802130304
Lacey Industrial Llc
515 S Figueroa St
Los Angeles, CA 90071

11802130305
Lacey Industrial Llc
515 S Figueroa St
Los Angeles, CA 90071

11802230100
Wash & Dept Of Trans
PO Box 47440
Olympia, WA 98504

11802310201
Lacey City Of
420 College St Se
Lacey, WA 98503

11802320100
Marvin Road Mini Storage Llc
PO Box 5560
Lacey, WA 98509

11802320401
O Rear Family Llc
3105 Marvin Rd Ne
Olympia, WA 98516

11802320700
Hbbp Llc
4039 21st Ave W #306
Seattle, WA 98199

11802320800
Hbbp Llc
4039 21st Ave W #306
Seattle, WA 98199

11802420000
L O T T Wastewater Alliance
500 Adams St Ne
Olympia, WA 98501

11802420200
L O T T Wastewater Alliance
500 Adams St Ne
Olympia, WA 98501

11802420300
L O T T Wastewater Alliance
500 Adams St Ne
Olympia, WA 98501

11802420400
L O T T Wastewater Alliance
500 Adams St Ne
Olympia, WA 98501

52870000000
Hawks Pr Ind Pk Homeowners
7711 Martin Way E
Olympia, WA 98516

52870000100
Kaufman Real Estate Llc
7711 Martin Way E
Olympia, WA 98516

52870000400
Kaufman Real Estate Llc
7711 Martin Way E
Olympia, WA 98516

52870000600
Kaufman Real Estate Llc
7711 Martin Way E
Olympia, WA 98516

52870000700
Kaufman Real Estate Llc
7711 Martin Way E
Olympia, WA 98516

52870000800
Kaufman Real Estate Llc
7711 Martin Way E
Olympia, WA 98516

LAND USE - SITE REVIEW PLANS FOR
OLYMPIA BEHAVIORAL HEALTH
LACEY, WASHINGTON



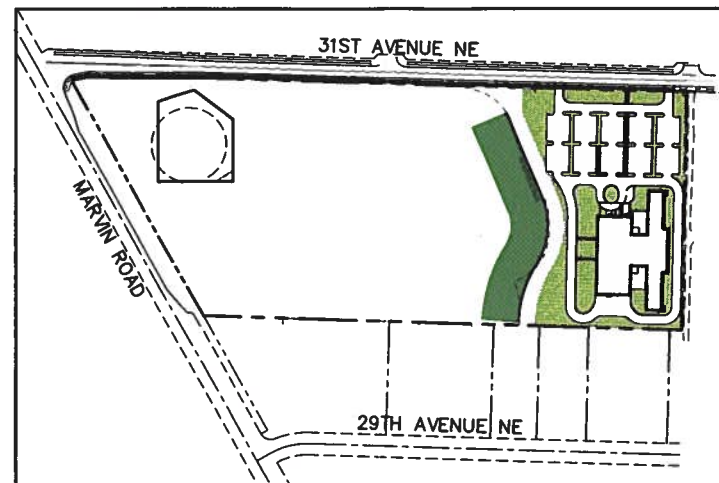
VICINITY MAP

NOT TO SCALE



SHEET INDEX

NAME:	NO.
COVER SHEET	P100
EXISTING CONDITIONS	P200
EXISTING CONDITIONS - EAST AREA	P201
EXISTING CONDITIONS - AERIAL	P201
SITE PLAN	P300
SITE PLAN - EAST AREA	P301
GRADING PLAN	P400
SITE SECTIONS	P401
COMPOSITE UTILITY PLAN	P500
FLOW DISPERSION TRENCH - SECTION	P501



LOCATION MAP

SCALE: 1"=200'



PROPOSED LEGEND

	WATER VALVE		BUILDING SETBACK
	WATER METER		UTILITY EASEMENT
	CATCH BASIN		STORM LINE
	STORM SEWER MANHOLE		SANITARY SEWER LINE
	SANITARY SEWER MANHOLE		WATER LINE
	RIPRAP		PROPOSED CONTOUR - 1' INTERVAL
	SIGN		PROPOSED CONTOUR - 5' INTERVAL
	FIRE HYDRANT		ASPHALT - 2' GRIND AND OVERLAY
	RETAINING WALL		ASPHALT - FULL STREET SECTION
	CONCRETE SIDEWALK		

PROPERTY DESCRIPTION

VACANT - 21 ACRES
PARCEL 11802310200

BENCHMARK

HORIZONTAL - CITY OF LACEY
VERTICAL - CITY OF LACEY BASED ON TIES
TO THE BRASS CAP ON THE EASTERLY ROW
OF MARVIN RD ON THE CENTERLINE OF
29TH AVE NE.

ELEVATION = 228.84, NGVD 29.

STREET ADDRESS

3000 MARVIN ROAD NE
LACEY, WASHINGTON 98516

CLIENT

MR. WEBB EMBRY & MS. IANNE CASSEY
UNIVERSAL HEALTH SERVICES, INC.
367 S. GULPH RD.
KING OF PRUSSIA, PA 19406

APPLICANT

WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY,
SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
FAX: (503) 624-0157
CONTACT: KEN SANDBLAST, AICP.

ENGINEER

WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY,
SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
FAX: (503) 624-0157
CONTACT: BERNARD SMITH, PE

EXISTING LEGEND

	FOUND MONUMENT AS NOTED		WATER VAULT
	FOUND 5/8\"/>		WELL
	ELECTRIC BOX		BOLLARD
	ELECTRIC METER		MAIL BOX
	ELECTRIC RISER		SIGN
	ELECTRIC TRANSFORMER		CLEANOUT
	ELECTRIC VAULT		SANITARY SEWER MANHOLE
	POWER POLE		CATCH BASIN
	LIGHT POLE		STORM SEWER MANHOLE
	GAS METER		IRRIGATION CONTROL VALVE
	GAS FINK		HOSE BIB
	GAS VALVE		DECIDUOUS TREE - "MULTIPLE TRUNK #"- "SIZE DBH"
	TELEPHONE MANHOLE		EVERGREEN TREE - "MULTIPLE TRUNK #"- "SIZE DBH"
	TELEPHONE RISER		
	TELEPHONE VAULT		
	CABLE TV RISER		
	GUY ANCHOR		
	UTILITY BOX		
	UTILITY MANHOLE		
	UTILITY POLE		
	UTILITY RISER		
	UTILITY VAULT		
	FIRE DEPT. CONNECTION		
	FIRE HYDRANT		
	WATER VALVE		
	WATER METER		
			UNDERGROUND WATER LINE
			OVERHEAD LINE
			UNDERGROUND TELECOMM
			UNDERGROUND STORM DRAIN LINE
			UNDERGROUND SANITARY SEWER LINE
			UNDERGROUND POWER
			UNDERGROUND GAS LINE
			FENCE
			PROPERTY LINE
			ADJACENT PROPERTY LINE
			EXISTING CONTOUR - 1' INTERVAL
			EXISTING CONTOUR - 5' INTERVAL

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE PER FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

UTILITY VERIFICATION: CONTRACTOR SHALL POthOLE TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL PROVIDE WESTLAKE CONSULTANTS, INC. 72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.

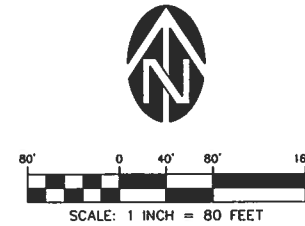
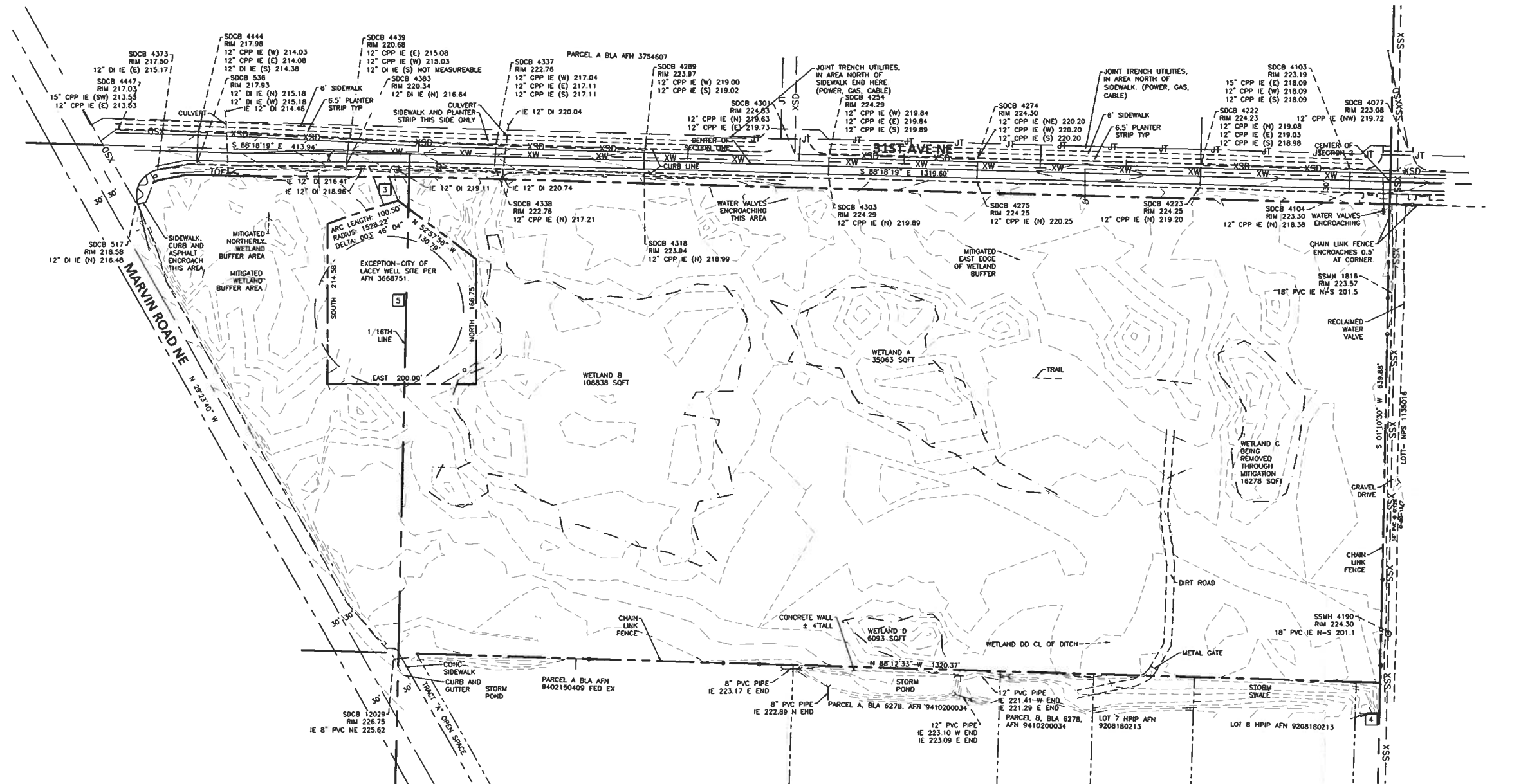
NOTE:

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.



THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS, INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI.

REVISIONS	NO.	DATE	DESCRIPTION	DRAFT BY	CHECK BY

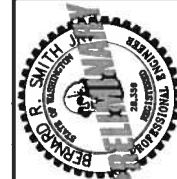


WESTLAKE
CONSULTANTS

Planning | Engineering | Surveying

Planning | Engineering | Surveying

OLYMPIA BEHAVIORAL HEALTH
LACEY, WASHINGTON
EXISTING CONDITIONS



THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

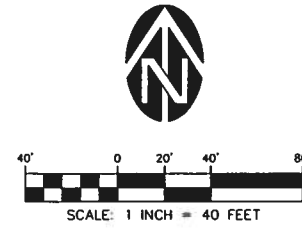
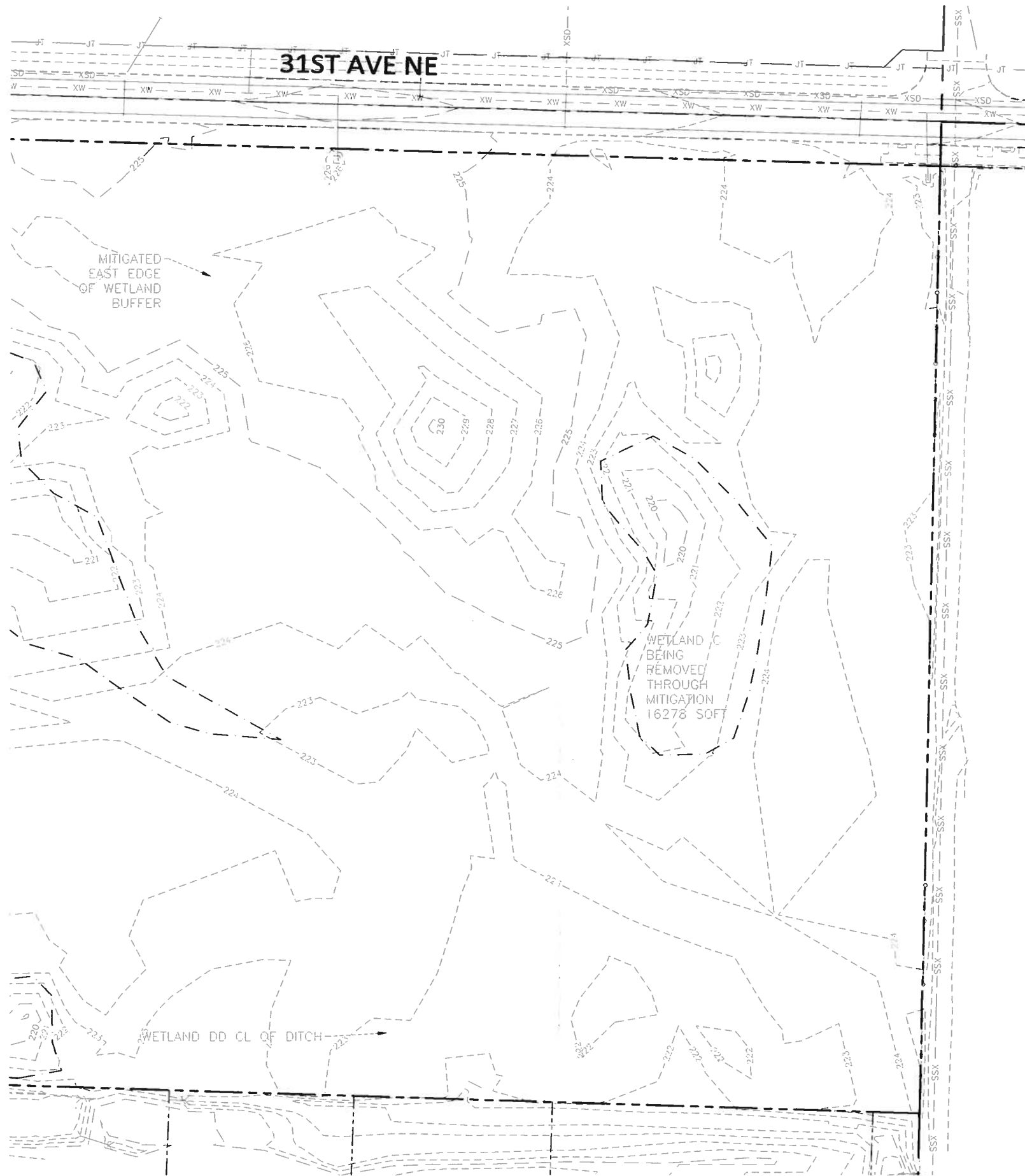
[illegible]

SHEET
P200
JOB NO.
2542-002

CITY OF LACEY CASEFILE #:

INITIAL LAND USE SUBMITTAL - 06/30/2020

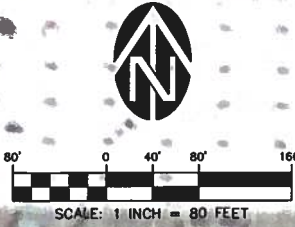
DRAWING NAME: J:\2542-002\15\ENGIN\3 CAD\PRODUCTION\1_EU\2542-002_P201.DWG 2020/06/30 12:13PM S03



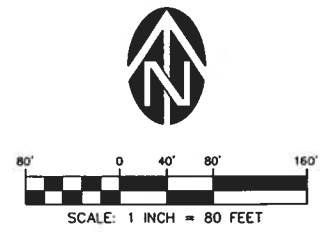
THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WCI.

REVISIONS	NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:

DRAWING NAME: J:\2542-002\16\ENGIN\3. CAD\PRODUCTION\1. LU\2542-002_P202.DWG 2020/06/30 01:25PM - SD'S



REVISIONS		SHEET		JOB NO.	
NO.	DATE	DESCRIPTION	DRAFT BY:	2542-002	
			CHECK BY:	P202	
THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI.				CITY OF LACEY - AS FILED	
				RENEW: _____	
OLYMPIA BEHAVIORAL HEALTH LACEY, WASHINGTON EXISTING CONDITIONS AERIAL				WESTLAKE CONSULTANTS Planning Engineering Surveying	



WESTLAKE
CONSULTANTS
Planning | Engineering | Surveying

--	--	--	--	--	--	--

[illegible]

SHEET
P300
JOB NO.
2542-002

DRAWING NAME: J:\2542-002\6\ENGR\3 CAD\PRODUCTION\1 LUT2542-002 P501.DWG 2020/06/30 12:34PM - S05

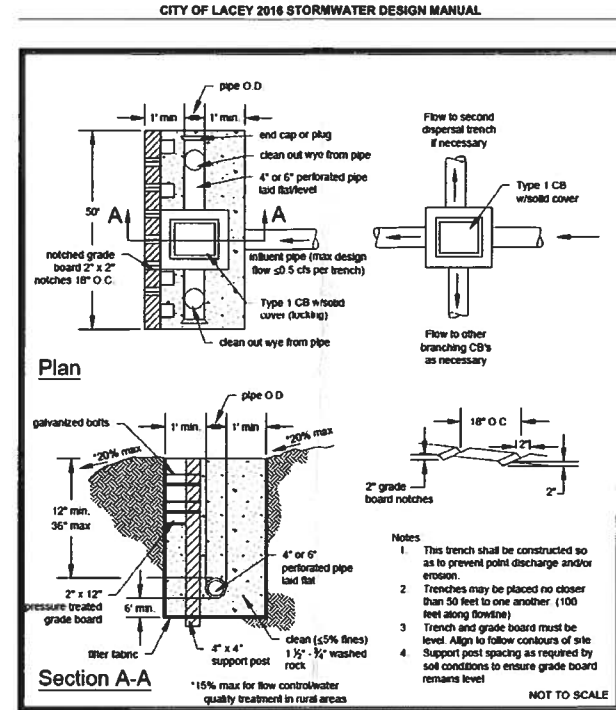
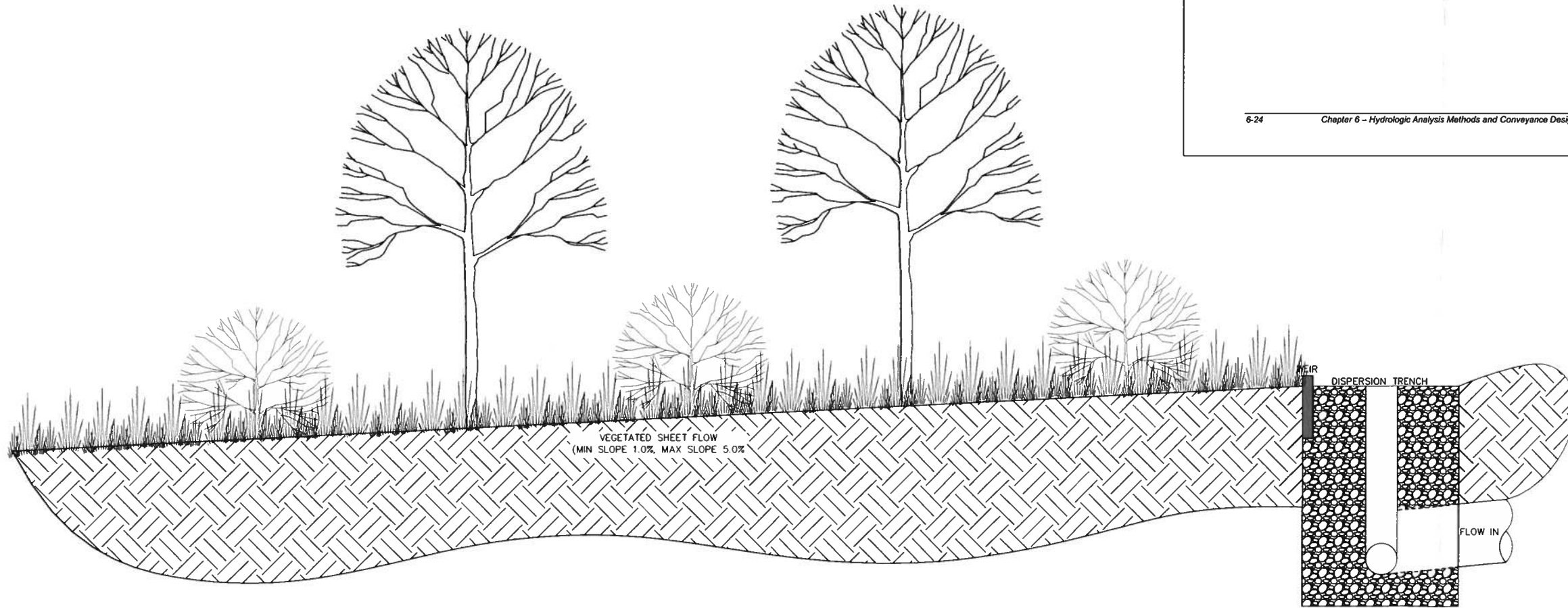


Figure 6.6. Flow Dispersal Trench.

6-24 Chapter 6 – Hydrologic Analysis Methods and Conveyance Design October 2016

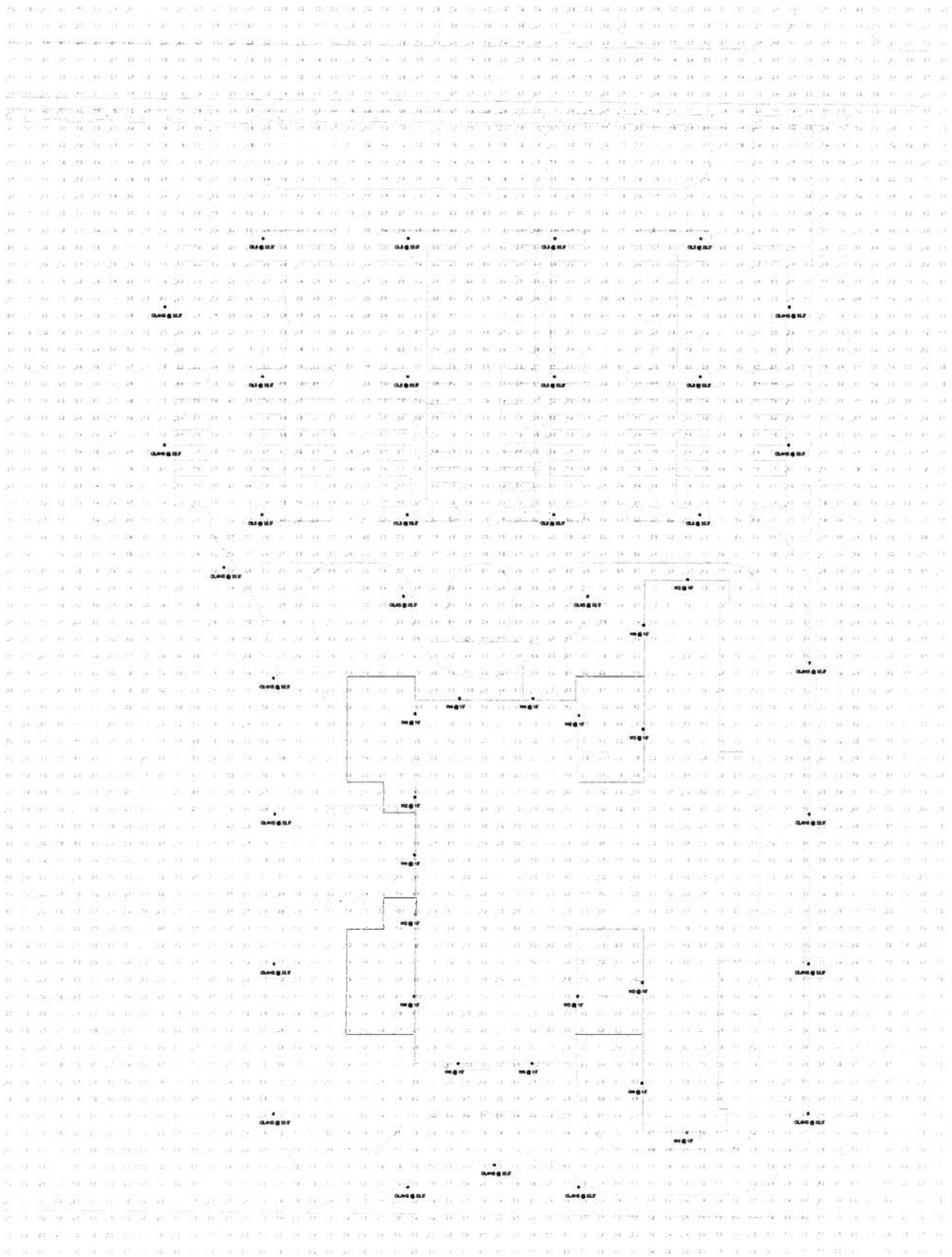


THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI.

REVISIONS	NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:

SHEET
P501
JOB NO.
2542-002

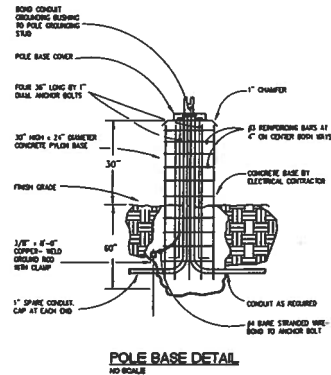
CITY OF LACEY CASEFILE #:



- GENERAL NOTES:
- A. LIGHTING LEVELS ARE INDICATED IN FOOT-CANDELES. POINTS ARE ON A 10'X10' GRID.
 - B. ALL FIXTURES SHALL BE FULL CUT-OFF.
 - C. TOTAL COMBINED POLE AND POLE BASE HEIGHTS FOR POLE AREA LIGHTING (INDICATED WITH "OL") ARE AS INDICATED ON PLAN. WALLPACK HEIGHTS (INDICATED WITH "W") HEIGHTS ARE AS INDICATED ON PLAN.
 - D. FIXTURE POLE COLOR SHALL BE UTHONIA STANDARD EXTERIOR POLE COLOR. SILVER. CONTRACTOR SHALL VERIFY FIXTURE COLOR & HEIGHT MATCHES ADJACENT SITE PRIOR TO ORDERING.

EXTERIOR LIGHT FIXTURE SCHEDULE :

TYPE	DESCRIPTION	MODEL	LAMPS	REMARKS	VOLTAGE
OL47	SINGLE (1 HEAD) LED AREA LIGHTING FIXTURE WITH MEDIUM FORWARD THROW DISTRIBUTION MOUNTED ON A 32'-6" ROUND TAPERED STEEL POLE. FIXTURE SHALL BE FULL-CUTOFF.	UTHONIA #DSX1 LED-P3-40K-1FTM	LED, 15,830 LUMENS, 138W, 4000K	PROVIDE CUSTOM FINISH FOR POLE AND LIGHT FIXTURE AS SELECTED BY ARCHITECT. PROVIDE BASE FOR POLE BASE DETAIL.	480V
OL45	SINGLE (1 HEAD) LED AREA LIGHTING FIXTURE WITH MEDIUM FORWARD THROW DISTRIBUTION MOUNTED ON A 32'-6" ROUND TAPERED STEEL POLE. FIXTURE SHALL BE FULL-CUTOFF WITH NOISE SHIELD.	UTHONIA #DSX2 LED-P4-50K-1FTM-HS	LED, 10,692 LUMENS, 92W, 4000K		
OL5	SINGLE (1 HEAD) LED AREA LIGHTING FIXTURE WITH BACK LIGHT CONTROL DISTRIBUTION MOUNTED ON A 32'-6" ROUND TAPERED STEEL POLE. FIXTURE SHALL BE FULL-CUTOFF.	UTHONIA #DSX1 LED-P7-40K-1TSM	LED, 21,306 LUMENS, 183W, 4000K		
W2	SURFACE MOUNTED LED ARCHITECTURAL AREA LIGHT WITH WIDE OPTIC. FIXTURE SHALL BE FULL CUT-OFF.	UTHONIA #WST LED-P3-40K-VW-1VOLT UTHONIA EQUAL APPROVED EQUAL	LED INCLUDED, 50W, 6000 LUMEN, 4000K, 70 CRI	REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT AND LOCATION. ARCHITECT TO SELECT CUSTOM FINISH.	277V
W4	SURFACE MOUNTED LED ARCHITECTURAL AREA LIGHT WITH FORWARD THROW OPTIC. FIXTURE SHALL BE FULL CUT-OFF.	UTHONIA #WST LED-P3-40K-VF-1VOLT UTHONIA EQUAL APPROVED EQUAL	LED INCLUDED, 50W, 6000 LUMEN, 4000K, 70 CRI		



STENGEL-HILL
ARCHITECTURE

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.693.1875
502.853.1878 fax

Civil Engineering

Westlake
CONSULTANTS

Structural Engineering

SKYHOOK
STRUCTURAL ENGINEERING, P.C.

Mechanical/Electrical Engineering

CMTA

Interior Design

STENGEL-HILL
ARCHITECTURE

UHS
Universal Health Services, Inc.

SITE LIGHTING PHOTOMETRICS
NEW BEHAVIORAL HEALTH HOSPITAL
OLYMPIA BEHAVIORAL HEALTH, LLC
LACEY, WASHINGTON

INITIAL LAND USE SUBMITTAL

30 JUNE 2020
LHS1919

EL0.1

Olympia Behavioral Health, LLC
Attachment to Conditional Use Permit Supplemental
Application

Summary of Request (list types of uses)

Applicant Olympia Behavioral Health, LLC, ("OBH") proposes to develop a 75,900 square foot secure behavioral health hospital, which will be located in the City of Lacey. OBH is a joint venture between Providence Health & Services – Washington, dba Providence St. Peter Hospital and BHC Fairfax Hospital, Inc.

OBH will operate an 85-bed freestanding psychiatric hospital, as well as 19 treatment beds for those needing chemical dependency treatment. In total, OBH will operate 104 beds. OBH's preferred location for the hospital is 3000 Marvin Road NE, Lacey, WA.

The OBH hospital will include approximately 49,100 square feet of inpatient space, 3,800 square feet of outpatient clinic space, and 23,000 square feet of associated office, support, and administrative space. OBH will provide acute inpatient behavioral health care, partial hospitalization, and outpatient and residential treatment programs for children, adolescents, and adults, with an average length of stay of 9.6 days. The hospital will serve voluntary and involuntary patients ages five years and older.

Hours of Operation (include number of days per week)

The OBH hospital will operate 7 days per week, 24 hours per day, year-round.

Existing Zoning

The subject property is located within the Light Industrial District in the Hawks Prairie Area.

How does the project conform to the Comprehensive Plan and Zoning Ordinance (attach additional sheets with narrative if necessary)?

- **City of Lacey Comprehensive Plan (2016)**

The proposal is consistent with the goals and policies of the City of Lacey's Comprehensive Land Use Plan, the Transportation Plan, and the Economic Development Element, as follows:

Land Use Element

Applicable Framework Policies:

Policy B: Lacey's land use pattern should accommodate carefully planned levels of development that promote efficient use of land, reduce sprawl, encourage alternative modes of transportation, safeguard the environment, promote healthy neighborhoods, protect existing neighborhood character, and maintain Lacey's sense of community.

The proposal supports the efficient use of land as the Light Industrial District specifically contemplates essential public facilities as a conditional use. The site is well served by an existing street grid, which will encourage the use of alternative modes of transportation by employees, patients, and visitors. The



application of City form-based codes for the Light Industrial District, the conditional use permit process, and the essential public facility siting process will ensure the protection of existing neighborhood character and maintain Lacey's sense of community.

Policy C: Support efforts for job creation, new livable wage jobs, and promote the diversification of the community's businesses and employment sector.

The project will create over 200 new living wage jobs in the City across a range of professional, skilled, and semi-skilled positions. These new positions will include physicians, nurses, therapists, technicians, administrative support staff, food service staff, janitorial staff, security staff, and patient transport.

The project is also expected to create an estimated 50-75 jobs associated with development and construction.

OBH is a for-profit, tax paying entity that will provide continued diversification of the community's business and employment center. In addition, the hospital will draw additional patients, families, and potential staff from outside of the City to retail, restaurant, and hospitality businesses in and around the City.

Policy D: Plan for and promote an economically healthy city center that is unique, attractive, and offers a variety of retail, office, service, residential, cultural, civic, and recreational opportunities.

Development of a freestanding psychiatric hospital will promote an economically healthy city center by creating an infusion of business activity, while providing critically needed mental health care services to residents of Lacey and surrounding areas. The primary planning area for OBH is Thurston County, although the hospital also anticipates caring for patients in its secondary planning area, which includes Lewis, Mason, Grays Harbor, and possibly Pacific counties.

Commercial & Industrial Policies

Goal 3: Encourage and promote the development of high quality industrial development.

The project is consistent with City zoning standards that permit essential public facilities to locate within the Light Industrial Zone.

Policy A: Designate an adequate supply of land for high quality industrial uses based on appropriate site characteristics, anticipated need, and adequacy of facilities and services.

The proposal does not appreciably limit the availability of industrial lands throughout the city.

Policy B: Develop specific criteria for considering the conversion of industrial lands to residential lands in order to safeguard an adequate supply of industrial lands for future economic viability.

The proposal does not involve conversion of industrial lands to residential uses.

Policy C: Review land use policies and standards to implement the goals, policies, and objectives contained in the Economic Development Element.

The proposal would implement several of the goals contained in the Economic Development Element, including generating living wage jobs with significant employee benefits. In addition, a wide range of

commercial businesses are expected to benefit by the presence of OBH.

Policy D: Prioritize industrial development which adds to the tax base, provides family-wage jobs, and diversifies and strengthens our local economy.

The proposal is anticipated to generate 200 jobs, which meets or exceeds the number of industrial jobs that would be created in a similarly sized industrial facility. As noted above, the proposal will not only generate living wage jobs within the City, it will strengthen the local economy and tax base as a range of supporting services and businesses will benefit by the increase in patient, family, and staff visits to the area.

Policy E: Utilize subarea planning to help guide the development and redevelopment of planned industrial areas.

The Northeast Subarea Plan specifically applies to development within the Hawks Prairie. The proposal is consistent with the Northeast Subarea Plan and the Goals for the Hawks Prairie Area. The City desired to create a subarea plan so that it could "... develop as an aesthetically attractive, high quality employment center with a moderate mixture of other uses to complement the development." The proposal will be an aesthetically attractive hospital campus that will serve as an employment center and create an infusion of economic activity in the surrounding area. In addition, the Northeast Area Planning Element identified the need for design guidelines, including a strong arterial and gateway design framework for development, site and building design guidelines. OBH will be subject to design review, consistent with these subarea plan objectives.

Hawks Prairie Goals and Policies further emphasize the following goals and objectives:

Goal 3: Support the Hawks Prairie Area as a local hub for light industrial development and employment center.

Policy A: Support building square footages that encourage a broad range of users provided that appropriate requirements for multiple building complexes, design review, and compatibility with adjacent residential areas are addressed.

The preferred location for the proposal is not directly adjacent to residential areas and will be subject to design review.

Policy F: Industrial uses should be located, designed, built, landscaped, operated, and maintained to ensure compatibility with nearby land uses.

The proposal is an essential public facility use. The project also complies with development standards for conditional uses in the Light Industrial District.

Transportation & Land Use Goals and Policies

A number of policies have relevance to the proposal.

Goal 4: Ensure that private development projects, including subdivision and commercial/retail project design, facilitate measures to improve multimodal transportation.

Policy A: Support optional minimum on-site parking requirements to ensure that parking is "right sized".

especially in areas where significant on-street parking exists or in areas well served by other transportation modes.

The parking supply proposed is right-sized for the estimated peak demand expected to be generated by the proposed project. Peak parking demand rates published by the Institute of Transportation Engineers in Parking Generation (5th Ed., January 2019) indicate demand ranging from 146 to 171 vehicles. Applicant experience with other facilities based on staffing and shift overlaps, visitation, and factors for efficiency and demand fluctuations support the proposed supply level. On-street parking does not exist in the site vicinity.

Policy C: Private development projects shall provide bicycle parking and a site design that will accommodate transit.

Lacey Municipal Code Table 16T-13 lists the bicycle parking requirements for various land uses. For hospitals, convalescent facilities, and nursing homes (the uses most similar to the proposal), the office requirements apply. The office requirement is 1 bicycle parking space per 15 auto stalls. With 160 proposed auto stalls, the project is required to provide 11 bicycle parking spaces.

The site is not directly served by transit; however, the larger Lacey, Olympia, and Thurston County area are served by Intercity Transit. The closest transit stop is located about 0.65 miles south of the site along the west side of Marvin Road NE north of the Willamette Drive NE and Britton Parkway NE roundabout intersection. This stop is served by Intercity Transit Route 62A, which connects between the Olympia Transit Center, Lacey Transit Center, Lacey Walmart, and the Providence Medical Group site on Marvin Road NE. All-day service is provided seven days per week with typical headways of 30 minutes.

Essential Public Facilities Policies

Essential Public Facilities. Essential public facilities are public or privately owned and operated facilities that are typically difficult to site. The major component in the identification of a public facility is whether it provides, or is necessary to provide, a public service and whether it is difficult to site. State law recognizes these facilities to include airports, state education facilities, state or regional transportation facilities, 3-37 Land Use Community Vision correctional facilities, solid waste handling and sewage facilities, substance abuse and mental health facilities, and secure community transition facilities.

OBH will be a privately owned and operated freestanding psychiatric hospital, and is classified as an essential public facility under state law. See RCW 36.70A.200 and WAC 365-196-550(1)(x). The City has determined that OBH is a Type II essential public facility according to Chapter 16.66 of Lacey Municipal Code ("LMC").

Essential Public Facilities Goal 1: Minimize impacts associated with the siting of essential public facilities and provide appropriate standards for facilities that will protect neighborhoods and the community.

The proposed facility will comply with the siting standards set out in LMC 16.66.

Policy B: Continue to provide for essential public facilities through the conditional use permitting process to provide for meaningful review, early public input, impacts to critical areas, and mitigation of probable significant adverse impacts.

As a Type II essential public facility, the project requires approval of a conditional use permit under LMC 16.66.

Economic Development Element

Many of the City's Economic Development Goals and Policies are focused inward, i.e., provide specific direction to the City regarding how to best position the City to thrive economically. However, the proposal reflects one goal, in particular, that relates to fostering new businesses and a skilled workforce.

Goal 1: Lacey Values a Thriving and Sustainable Business Environment—Lacey believes that land uses, environmental stewardship, job creation, and a thriving economy are inextricably linked. By maintaining a high quality of life for citizens, Lacey attracts a skilled workforce, which attracts the quality job-creating businesses needed for a thriving economy.

Policy A: Lacey recognizes the positive impact that businesses provide to citizens, to the economy, and the provision of financial resources necessary to provide essential public services.

The OBH proposal amounts to significant job creation that will directly benefit the local economy. Not only would the proposal generate approximately 200 new jobs, many of those positions include highly-skilled positions. The hospital will attract new and existing City residents, generating additional sales and property tax revenue that supports essential public services.

2030 Transportation Plan

The City's 2030 Transportation Plan and Six-Year Transportation Improvement Plan serve as the basis for the Transportation Element of the City's Capital Facilities Plan. The 2030 Plan sets transportation priorities and identifies street and pedestrian infrastructure improvements needed to accommodate the area's anticipated travel demand.

The City has established service levels for the street network to provide a means for identifying deficiencies in the transportation system. Level of Service ("LOS") is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delay).

OBH's consultants prepared a Traffic Impact Analysis ("TIA") that reflects anticipated transportation impacts on roadways and various intersections. The proposal will be conditioned by the City to address transportation impacts.

The OBH project complies with Transportation Plan priorities established by the City. The applicant has agreed to dedicate thirty-five (35) feet on the western boundary of the property to allow for future widening of Marvin Road NE. Frontage improvements and dedication of an additional thirty (30) feet of property for roadway purposes also will occur along 31st Ave NE.

Lacey Municipal Code

The proposed OBH hospital is consistent with the City of Lacey Municipal Code as follows:

- Lacey Municipal Code 16.40.020C(2) Light Industrial District - Permitted Uses

C. Conditional Uses Permitted: Conditional uses may be considered as provided for in Chapter 16.66 LMC, provided all applicable standards necessary to mitigate identified impacts are satisfied.

2. For a conditional or special use to be approved it must be shown that the use would meet the goals of the Comprehensive Land Use Plan, the Transportation Plan, the Economic Development Element, and would promote higher job generation or other significant benefits to the Lacey community.

As noted above, the OBH project is consistent with applicable policies contained in the City's Comprehensive Land Use Plan, the Transportation Plan and the Economic Development Element. The proposal would promote higher job generation, both at the hospital itself and in the surrounding community.

Additional Light Industrial District Standards

While the standards of Chapter 16.66 – Conditional Uses specifically govern Essential Public Facilities, the proposal remains subject to the standards of the underlying zone as well. The standards identified in the Light Industrial District serve as “a base of reference” for evaluation of the proposal as a conditional use. See LMC 16.66.050(A). Although the hospital is not an industrial use per se, it complies with the development standards for Light Industrial uses set forth in LMC 16.40.040 - .093.

- Lacey Municipal Code Chapter 16.66.020- Conditional Uses – Permitted Uses

Specific types permitted in accordance with the intent of this chapter, and subject to reasonable conditions imposed by the city, are categorized and identified as follows:

D. Public safety and emergency response facilities, including:

- 1. Police stations,*
- 2. Fire stations,*
- 3. Emergency medical centers, and*
- 4. Hospitals;*

The OBH proposal is a permitted “hospital” use. It also is a Type II essential public facility pursuant to LMC 16.66. It is permitted in any zone within the City as a public safety and emergency response facility, subject to reasonable conditions and approval of a conditional use permit.

- Lacey Municipal code Chapter 16.66.040- Performance Standards

A. Conditional uses shall comply with the environmental performance standards as described in Chapter 16.57 LMC, and may be required to comply with stricter standards upon a finding by the city that stricter standards are necessary and reasonable to protect adjacent properties or the health or general welfare of the community.

The proposed use will not generate substantial emissions, dust, glare, heat or vibration, noise, or odors. No ground/soil contamination exists or is anticipated to result due to the operation of the hospital. With respect to noise, although the facility is a hospital, OBH is not a traditional medical hospital with a traditional emergency room entrance. The majority of patients are expected to arrive by car with family members or via private ambulance transfer from other hospitals or medical offices, without use of lights and sirens. If a medical or other emergency occurs within the facility, police, fire, or ambulance services

may be called. However, the applicant's experience across other similar facilities it operates is that such emergency calls occur infrequently. When an emergency response is required, noise impacts are not anticipated to be greater than area residents would expect to experience on the existing roadway network.

- Lacey Municipal Code 16.66.060F Essential Public Facilities consideration of impact on sensitive areas.

Essential public facilities shall not have any probable significant impact on critical areas or resource lands, except for lineal facilities, such as highways, where no feasible alternative exists.

The OBH proposal, as mitigated, will not have any probable significant impact on critical areas or resource lands. The proposal includes wetland enhancement measures that will ensure that no net loss of wetland resources occurs on the property. A Wetland Report and mitigation plan accompanies the proposal.

Additional Submittals for Essential Public Facilities

Applicants for Type One and Type Two essential public facilities shall provide an analysis including the following:

1. *An evaluation of the site's capability to meet basic siting criteria for the proposed facility, such as: size, physical characteristics, access, and availability of necessary utilities and support services;*

The proposed 75,900 square foot freestanding psychiatric hospital will be the minimum necessary to serve the 85 planned beds for the facility. The site has adequate space for parking required by the LMC. The site can be easily accessed from the existing street grid via automobile, bicycle, and pedestrian pathways. The site is connected to both sewer and water service. If required, OBH will make improvements to existing utility connections to provide adequate capacity for the proposed use. Emergency police and fire services are available, if needed, within a short distance of the project site. No additional external support services are required for the proposed use.

2. *An explanation of the need for the proposed facility in the proposed location;*

The hospital is necessary to address the critical shortage of psychiatric beds present in Thurston, Lewis, Mason, Grays Harbor, and possibly Pacific Counties (the "Service Area"). The Service Area has a population of 497,538 (see footnote below), which is underserved by the existing number of psychiatric hospital beds. The State Department of Health ("DOH") regulates the addition of hospital beds to any planning area. DOH conducted a thorough review of the projected population growth, need for psychiatric beds and existing supply and determined that the 85-bed hospital is needed. The need for these beds is further supported by the significant volume of patients who are unable to access inpatient behavioral services. Due to a shortage of inpatient psychiatric beds, some patients who require involuntary services are boarded in local acute care hospitals where the behavioral services may not be available, which may exacerbate the shortage of acute care beds. For example, in 2019, Providence St. Peter Hospital – which operates a 20-bed inpatient psychiatric unit -- averaged 67 ITA/boarding patients in its ER each month.

Footnote 1: 2019 estimate for ages five years and older. Office of Financial Management – Small Area Demographic Estimates (SADE).

On December 18, 2017, DOH issued an "Intent to Issue Certificate of Need" letter in which DOH committed to issue the certificate of need ("CON") to OBH upon completion of the environmental review for the project. The project is approved for a freestanding 85-bed psychiatric hospital at the proposed location. OBH will serve both voluntary and involuntary patients ages five years and older. Among its services, OBH will provide acute inpatient behavioral health care, partial hospitalization, outpatient and residential treatment programs dedicated to addiction and chemical dependency, bipolar disorders, depression, geriatric needs, post-traumatic stress and psychotic diagnoses.

The preferred site is accessible from both I-5 and public transit services connecting in and throughout Lacey and Thurston County.

3. *The site's relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger; and*

See response to #2 above regarding the site's relationship to the jurisdiction and larger approved service area. As noted above, the "Intent to Issue" letter from the Washington State Department of Health Certificate of Need Program is evidence that a deficiency in available psychiatric beds has been confirmed for the Service Area and that OBH has been approved to address this need.

4. *A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria. The applicant shall also identify proposed mitigation measures to alleviate or minimize significant potential impacts.*

The applicant considered two sites within the City of Lacey for the proposal: (1) construction of a new building at 3000 Marvin Road NE ("Marvin Road site"), the applicant's preferred location, and (2) construction of a new hospital building on three parcels (AP#s 75390000100, 75390000600, 75390000300) at the SW corner of Hawks Prairie Road NE and Marvin Road NE ("Hawks Prairie Road site").

Both sites generally met the applicant's basic siting criteria in terms of location, size, and availability of utilities. However, the Hawks Prairie Road site is in closer proximity to existing residential areas. A significant number of residents representing the two adjacent single-family zoned neighborhoods attended a public meeting organized by OBH at Providence St. Peter Hospital on January 23, 2020. The community expressed a number of concerns regarding the Hawks Prairie Road site. There was no stated opposition to the Marvin Road site at the meeting. Coupled with the fact that transportation impacts would likely affect busier, local intersections and the fact that Hawks Prairie Road site contained a less than ideal parcel assemblage, the applicant focused more intently on the Marvin Road site.

Environmental Impacts:

The proposal is accompanied by a SEPA Environmental Checklist that discloses anticipated environmental impacts. The Marvin Road site contains wetlands and associated buffers. The OBH proposal for the Marvin Road site, as mitigated, will not have any probably significant impact on critical areas or resource lands. The proposal would impact two Class III wetlands, and the proposal includes wetland enhancement measures that will ensure that no net loss of wetland resources occurs on the property. While the Hawks Prairie Road site has fewer critical areas, the Marvin Road site, as mitigated, provides an opportunity to enhance existing wetland resources.

Traffic Impacts:

A detailed Transportation Impact Analysis of the proposed project was prepared by Heffron Transportation, Inc. (2020). Location of the new facility at the Hawks Prairie site would likely generate more trips through intersections serving nearby residential uses than if located at the Marvin Road site. The Marvin Road site is located closer (by about 0.5 miles) to the Interstate-5 interchange at Marvin Road, which would serve the majority (nearly 70%) of the site generated peak hour trips. This would likely result in comparatively fewer vehicle-miles traveled generated by the project if located at the Marvin Road site.

Social Impacts:

The physical settings of the two sites are distinct. The Hawks Prairie Road site is located in a comparatively more urban setting, closer to single-family neighborhoods. In contrast, the proposed Marvin Road site, while also inside the city limits, is less dense and is characterized by larger parcels. Several immediately adjacent properties along Marvin Road are either undeveloped, or are at very early stages of commercial/industrial development. There are no residential uses immediately adjacent to the Marvin Road site.

As public awareness of mental illness increases and new facilities are constructed to meet increased demand for crisis behavioral services in our communities, the current perception of mental health hospitals as adversely impacting surrounding properties can be expected to change. The applicant intends to employ the following mitigation measures to safeguard adjoining properties against both perceived and actual potential impacts of the proposed facility:

Mitigation Measures:

- **Facility Security.** The proposed freestanding psychiatric hospital is a secure facility. Locked doors control entrances and exits to patient care areas and the building. Operational security measures will be in place to maximize patient safety, including a dedicated security staff. Inside the facility, patients and visitors are escorted to the designated area by a staff member. Policies and Procedures designate safety and risk mitigation in the areas of Safety Management, Security Management, Hazardous Materials Management, Fire Safety Management, Medical Equipment Management, and Utility Management. These plans are based on standards and requirements of OSHA, The Joint Commission, CMS (Centers for Medicare and Medicaid), and State DOH and Washington Administrative Code requirements. Patients will not be permitted to freely come and go the facility during their period of admission and cannot leave at discharge without an approved and previously formulated discharge plan (see discussion below). The clinical staff providing care and treatment to patients are all trained in "Handle with Care," a nationally recognized verbal de-escalation and patient management training program. The staff are required to recertify in "HWC" annually thereafter.
- **Discharge Planning.** All patients are discharged with a discharge plan. Social Services staff and Case Managers/Discharge Planners work with the patient, family and/or other support members and the clinical treatment team to develop and coordinate care and placement upon discharge. The patient's demonstrated readiness for discharge is linked to the achievement of treatment goals, although some longer term goals may be continued at another level of care following hospital discharge. The determination of discharge readiness is made by the treatment team and approved by the attending psychiatrist. Criteria for discharge are as follows: (i) Patient is not an immediate risk to himself/herself and/or others; (ii) Patient is able

to benefit from treatment in a less restrictive setting; (iii) All appropriate goals for treatment at the hospital have been attained.

The Discharge Process includes coordination with a patient's family member or friend for a ride from the facility upon release, to the pre-arranged living location. OBH will make every effort to only discharge patients if they have a ride to a pre-arranged living location. In the event there is no supportive person to provide transportation, the facility will provide transportation to the previously arranged housing or next level of care provider.

As it has in other communities, OBH will coordinate with local social service agencies and providers in the Thurston County community to ensure that indigent or charity patients without family members or adequate housing are discharged to appropriate facilities and support services (when available) to receive continued care and supervision. At no time will OBH patients simply be discharged to the street upon conclusion of treatment.

5. *A brief description of the process used to identify and evaluate the alternative sites.*

The applicant relied upon the services of qualified consultants and brokers to identify potentially suitable sites for the proposed facility within the City of Lacey and in the greater Thurston County area. BHC Fairfax Hospital, Inc., and Providence St. Peter Hospital management reviewed potential sites for project feasibility.

Site selection criteria included the following considerations: parcel assemblage, parcel size, availability, price, zoning, and compatibility with surrounding land uses.

Within Thurston County, one potential site along Carpenter Road was identified for consideration in the preliminary site selection phase. However, the site was split zoned and contained a low-density, residential classification. The site was also adjacent to two manufactured home subdivisions to the south and east.

Within the City, in addition to the Hawks Prairie site, only the Hill-Betti alternative location appeared potentially feasible.

These two sites were eventually ranked lower based on parcel configuration, price and compatibility with surrounding land uses.

6. *Proof of 90-day advanced notice*

The required 90-day advanced notice of the proposed facility was published in *The Olympian* newspaper on December 23, 2019. A copy of Legal Proof of Publication including a copy of the published notice is enclosed as Exhibit A. At the City's suggestion, the applicant held a well-attended public information session on the project. The public meeting was held on January 23, 2020, at Providence St. Peter Hospital in Olympia. Notice of the meeting was included in the 90-day advance notice.

What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development?

See response to EPF Question 4 above and discussion regarding Mitigation Measures. The proposed freestanding psychiatric hospital is a secure facility.

What provisions have been made to make the development compatible with the appearance and character of the surrounding neighborhood?

OBH is located in the Light Industrial District. The proposal complies with development standards in the underlying zone and Performance Standards for Conditional Uses. These requirements include landscaping, street trees, appropriate setbacks and conformance with height requirements. The proposed use will not generate substantial emissions, dust, glare, heat or vibration, noise, or odors.

Additional Information Requested

The Applicant attended a City Planning Division Pre-submission Conference for the project on April 24, 2019. The Pre-submission Conference Notes for the meeting are attached as Exhibit B. In addition to EPF submittal requirements outlined in LMC 16.66.06(G), the City requested specific data noted in the Pre-submission Conference Notes. *See* Presubmission Conference Notes at 2, Item 7. Specific information requests are italicized below and responses are provided.

- *Acknowledgement of permitted uses in the Light industrial District and Light Industrial zones with a statement that the property owner will not object to adjacent potentially incompatible uses which may choose to locate on adjacent parcels.*

OBH acknowledges the permitted uses in the Light industrial District and Light Industrial zones as of the time of this application and agrees not to object to adjacent potentially incompatible uses, which may choose to locate on adjacent parcels. OBH anticipates that the City will appropriately condition such land uses consistent with its SEPA authority and the LMC.

- *Annual medical and police call for service data from existing /operating facilities.*

Comparative data at the Applicant's other facilities suggests that this hospital will generate ten calls per month for medical and police services, combined. There are 1-2 fire department calls for alarm pulls each year and relatively few calls for medical emergencies (stroke, seizure, etc.).

- *Employee and wage information*

- Number of onsite employees based on number of beds requested:

When fully operational, OBH will generate approx. 175-200 total on-site employees. The variations are attributed to census fluctuations.

- Employee profile – number of positions in employee classifications and wage range of classifications, if possible.

The lowest wage rate will be in the \$15-\$17 per hour range for support service positions. The highest wage rate will be approximately \$168 per hour for medical staff positions.

- Shift volumes- day, swing, and graveyard shifts

The hospital will operate the standard three shifts typically used in health care environments (day, evening, night). Day shift (M-F) will be comprised of 40-50 support staff, as well as 25-30 clinical staff. The two remaining shifts will be comprised of 25-30 staff.

- *Financial information necessary for the City to assess economic impacts of the facility:*

- *Estimate total project cost*

\$51,116,484 (2020)

- *O&M budget and percentage of overall budget in wages and benefits*

Salaries/Wages Benefits (61% - 65% of Budget)

- *Estimated utility costs for existing hospitals (power, water, phone)*

\$468,000 (annualized)

- *Draft Operation Plan for OBH*

It is anticipated that the hospital will operate under existing UHS Policy and Procedures Manuals, which will be further customized to suit OBH.

- *Summary of outreach efforts undertaken as part of early project notification*

OBH provided legal notice of a public informational session about the proposed hospital, including the primary and alternative sites, on December 23, 2019. The public informational meeting was held on January 23, 2020, at Providence St. Peter Hospital in Olympia, WA.

OBH has been in ongoing discussions with the service area emergency departments and referral sources regarding the timing, scope and clinical programming of the proposed facility.

- *Sign-in Sheets from outreach events so that attendees can be added to the hearing mailing list.*

Please see Exhibit C.

EXHIBIT A

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
548023	0004504151	#6557 Legal Notice Olympia Behavioral Health, L	Legal Notice	\$188.98	1	4.08 in

Attention: Joseph Brogan

FOSTER PEPPER LLC
1111 THIRD AVENUE #3000
SEATTLE, WA 98101

#6557

Legal Notice

Olympia Behavioral Health, LLC provides this public notice of its proposal to develop an 85-bed behavioral hospital in the City of Lacey, Washington. Olympia Behavioral Health is a collaboration of Providence St. Peter Hospital and Fairfax Behavioral Health. The facility will be an 85-bed hospital serving the behavioral health needs of children, adolescents and adults in a service area that includes Thurston, Lewis, Mason, Grays Harbor and possibly Pacific counties. The City of Lacey has determined the project to be a Type Two Essential Public Facility and Olympia Behavioral Health may submit an application for a conditional use permit ninety (90) days after this notice is published. After evaluating a number of possible locations, Olympia Behavioral Health proposes to construct the facility at either 3000 Marvin Road NE, Lacey, Washington, or on three parcels (75390000600; 75390000100; 75390000300) at the SW corner of Hawks Prairie Road NE and Marvin Road NE in Lacey, Washington. Olympia Behavioral Health will hold an informational session on the project on January 23, 2020, at 6 - 8 p.m. at Providence St. Peter Hospital, 413 Lilly Road NE, Olympia, WA in Room 200. Interested members of the public and local jurisdictions are invited to attend. Written comments on the proposal may also be submitted to Providence St. Peter Hospital, Administration, 413 Lilly Road NE, Olympia, WA, 98506. Published: December 23, 2019

VICTORIA RODELA, being duly sworn, deposes and says: That she is the Principal Clerk of The Olympian, a daily newspaper printed and published at Olympia, Thurston County, State of Washington, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Olympian in accordance with RCW 65.16.020 and RCW 63.16.040, as amended, for:

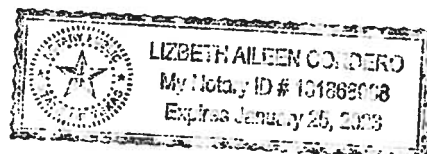
1 Insertions

Published On:
December 23, 2019

V Rodela

(Principal Clerk)

Subscribed and sworn on this 23rd day of December in the year of 2019 before me, a Notary Public, personally appeared before me Victoria Rodela known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.



L Condero

Notary Public in and for the state of Texas,
residing at Dallas County, Texas

Note: The above affidavit and fee is in compliance with RCW 63.16.030 and Sec. 3 Chapter 34, Laws of 1977

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

EXHIBIT B

**CITY OF LACEY
PLANNING DIVISION
PRESUBMISSION CONFERENCE NOTES**



CASE NUMBER: 19-92 (18-40)

(Please ensure this number is on all future document submittals)

SITE ADDRESS: 3000 Marvin Road; parcel number 11802310200

TYPE: Construction of a behavioral health hospital

ZONING: LI/OSI

PROCESS: Essential Public Facility CUP, Wetland Development Permit, Environmental Review

PROCESS TIMING EST.: Approx 4-6 months from the time of complete application

MEETING DATE: April 24, 2019

PLANNING FEES: CUP \$2,226; Wetland Development Permit \$599; Land Clearing \$100; SEPA Checklist \$88; Tree report – actual cost of forester's time.

APPLICANT: Ken Sandblast, Westlake Consultants

PROCESS

The behavior health facility is classified as a Type II Essential Public Facility, according to LMC 16.66. Essential public facilities are required to go through an early notification process. At least 90 days prior to submitting an application for a Type II facility the applicant must notify the affected public and jurisdictions of the type and nature of the project and provide an opportunity for public comment. **This step must be completed prior to submittal of the application for conditional use permit to the City of Lacey.**

This facility is classified as an essential public facility and to locate within the City of Lacey would require a conditional use permit application. The conditional use permit review process is a "quasi-judicial" review process, which means a public hearing is required to be held before the Lacey Hearings Examiner who makes a recommendation to the City Council for final action. A notice of application will be published in The Olympian once the application is accepted as complete. This is when the project is considered "vested". (Lacey's permit procedures are outlined in Chapter 1 of the Development Guidelines and Public Works Standards. This project is considered a "Quasi-judicial Review".)

There is a public comment period that runs for two weeks from the published notice. During that time the project is also routed to several departments/agencies for review and comment. Once the comments are received, they are consolidated and a staff report and

recommendation is submitted to the Hearing Examiner for consideration. The Hearing Examiner after collecting testimony at a public hearing issues a written recommendation to the City Council. At the next available public meeting, the City Council will take final action on the Hearing Examiner's recommendation.

A staff report is written, which includes a staff recommendation on the project. The hearing is set and notices are mailed to the mailing list and all requesting parties. Upon close of the public hearing, the Hearing Examiner has ten working days to issue his written recommendation to the Council. Once submitted, the recommendation is mailed to all parties of record and includes notification of the date, time, and place when the City Council will consider the proposal. A letter of Notice of Council Action is written and sent to the applicant as written confirmation of the Council's decision.

A complete application consists of the following:

1. 25 copies of the completed and signed Conditional Use Permit Application
2. 25 Copies of the wetland development permit application
3. 25 copies of the site plan drawing, which **must** include all of the items outlined in LMC 16.24.120B
4. Wetland Report and proposed mitigation plan
5. **Two sets** of adjacent property owner mailing lists, prepared by a Title Company or the Thurston County Assessor's office, **one set on paper and one set on mailing labels**
6. Environmental Checklist
7. An Essential Public Facilities analysis as described in LMC 16.66.060G; this analysis shall include the following items:
 - Alternative sites analysis, explanation as to why this site was chosen over others also considered. Perhaps there are other sites with less environmental challenges
 - Acknowledgement of permitted uses in the Light Industrial and Light Industrial Commercial zones with statement that the property owner will not object to adjacent potentially incompatible uses which may choose to locate on adjacent parcels.
 - Annual medical and police call for service data from existing/operating facilities
 - Employee and wage information
 - Number of onsite employees based number of beds requested
 - Lowest wage rate and highest wage rate.
 - Employee profile – number of position in employee classifications and wage range of classifications if possible.
 - Shift volumes- day, swing, graveyard shifts
 - Financial information necessary for the City to assess economic impacts of the facility:
 - Estimate of total project cost
 - O&M budget and percentage of overall budget in wages in benefits.
 - Estimated utility costs for existing hospitals (Fairfax Behavior Hospitals)

- Power, water, phone, etc.
 - Draft Operational plan
 - Summary of outreach efforts undertaken as part of the early project notification
 - Sign-in sheets from outreach events so that attendees can be added to hearing mailing list.
8. Mailing list (submitted on mailing labels) of all property owners within 300 feet of the subject site prepared by a title company.
 9. Tree report prepared by the City Forester
 10. Traffic Impact Analysis or Traffic Generation Worksheet(based on approved project scoping)
 11. Complete Stormwater Report
 12. Application fees
 13. Any other information requested at the presubmission conference
 14. 2 CD's (or a flash drive) with all submittal documents (application forms, site plans, environmental determination, studies, reports etc) in pdf format

** Any application requiring submittal of an Environmental Checklist also requires the submittal of 2 CD's with all submittal documents (application forms, site plans, Environmental Checklist, studies, reports, etc.) in .pdf format.*

***Prior to submitting the application materials a traffic scoping letter will need to be submitted to the Public Works Department for approval. Once approved, the TIA may be developed. This process takes approximately 30 days.*

Environmental review: The environmental review will consist of a review of the environmental checklist submitted for this proposal and is processed simultaneously with Site Plan Review. We typically use the Optional DNS process allowed under state law to combine comment periods of the Notice of Application and the Environmental Review.

APPLICABLE STANDARDS

The subject property is located within the Light Industrial District. Upon approval of a conditional use permit the facility may be able to locate within the Light Industrial District provided they can show the following:

For a conditional use to be approved it shall be demonstrated that the use would meet the goals of the Comprehensive Land Use Plan, the Transportation Plan, the Economic Development Element, and would promote job generation or other significant benefits to the Lacey community.

Some of the goals and policies in the Comprehensive Land Use Plan and the Economic Development element are included below:

Goal 3: Encourage and promote the development of high quality industrial development.

Policy A: Designate an adequate supply of land for high quality industrial uses based on appropriate site characteristics, anticipated need, and adequacy of facilities and services.

Policy B: Develop specific criteria for considering the conversion of industrial lands to residential lands in order to safeguard an adequate supply of industrial lands for future economic viability.

Policy C: Review land use policies and standards to implement the goals, policies, and objectives contained in the Economic Development Element.

Policy D: Prioritize industrial development which adds to the tax base, provides family-wage jobs, and diversifies and strengthens our local economy.

Policy E: Utilize subarea planning to help guide the development and redevelopment of planned industrial areas.

Policy F: Industrial uses should be located, designed, built, landscaped, operated, and maintained to ensure compatibility with nearby land uses.

Policy G: Industrial areas should be located where they are adequately served by necessary utilities and transportation routes and where adverse impacts can be mitigated.

The following requirements apply to Type I and Type II Essential Public Facilities:

LMC 16.66.060 E. Essential public facilities early notification.

Early notification and involvement of affected citizens and jurisdictions for Type One and Type Two facilities is required as follows:

1. At least ninety days before submitting an application for a Type One or Type Two essential public facility, the prospective applicant shall notify the affected public and jurisdictions of the general type and nature of the proposal, identify sites under consideration for accommodating the proposed facility, and identify opportunities to comment on the proposal. Applications for specific projects shall not be considered complete in the absence of proof of a published notice regarding the proposed project in a newspaper of general circulation in the affected area. This notice shall include the information described above and shall be published at least ninety days prior to the submission of the application.
2. Affected citizens, jurisdictions and the Thurston Regional Planning Council may provide this project sponsor and the city of Lacey with their comments or recommendations regarding alternative project locations during this ninety day period. The purpose of this provision is to enable potentially affected jurisdictions and the public to collectively review and comment on alternative sites for major facilities before the project sponsor has made its siting decision.

LMC 16.66.060 F. Essential public facilities consideration of impact on sensitive areas.

Essential public facilities shall not have any probably significant adverse impact on critical areas or resource lands, except for lineal facilities, such as highways, where no feasible alternative exists.

LMC 16.66.060G. Essential public facilities analysis.

Applicants for Type One and Type Two essential public facilities shall provide an analysis of the alternative sites considered for the proposed facility. This analysis shall include the following:

1. An evaluation of the site's capability to meet basic siting criteria for the proposed facility, such as: size, physical characteristics, access, and availability of necessary utilities and support services;
 2. An explanation of the need for the proposed facility in the proposed location;
 3. The site's relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger; and
 4. A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria. The applicant shall also identify proposed mitigation measures to alleviate or minimize significant potential impacts.
 5. A brief description of the process used to identify and evaluate the alternative sites.
- (Ord. 1236 §2, 2005)

ENVIRONMENTALLY SENSITIVE AREAS (shorelines, wetlands, flood hazards, steep slopes):

There are extensive wetlands located on site. A wetland development permit will be required if alteration is proposed to wetlands or their associated buffers. Only alterations as permitted by LMC 14.28 (Wetlands Protection).

TREES:

The City of Lacey requires a minimum of 5% of the total site area be set aside in a dedicated tree tract. A foresters report, prepared by the City of Lacey Forester will be required to identify the best location for the tree tract as well as any other trees that should be retained on site.

In addition to tree tract requirements, a minimum of two trees per 10,000 square feet of lot area shall be required to be retained or replanted on site (in addition to any required landscape trees). Trees within the tree tracts or any critical areas may satisfy this requirement, however trees required to be planted within the parking lot islands of as part of the on-site perimeter landscaping will not.

BUILDING & DEVELOPMENT COVERAGE:

The underlying zoning chapter (Light Industrial) sets the design standards for the use; however, the CUP process authorizes the enforcing officer to alter or vary the design of the district when the alteration is found to be reasonable to protect adjacent properties or the health or general welfare of the community. Design standards which may be altered include size and shape of lots, maximum building coverage, maximum development coverage, off-street parking and loading, landscaping, buffering and screening.

Light Industrial portion of the site:

Building and development coverage

The maximum building coverage is 40%

Maximum Development Coverage is 70%

Lot size and setback

Front - 20'
Side - 15'
Rear - 25' minimum

Parking

Parking spaces will depend on the number of beds proposed. The parking allowance is between 0.5 - 1 space per patient bed. Anything beyond this will need to be justified with a parking needs analysis. With a site that is so sensitive, additional parking stalls will need to be clearly justified.

Bicycle Parking

Bicycle parking is required and shall be at a rate of 1 space for bicycles per 15 auto stalls.

Bicycle parking spaces shall conform to the requirements in Table 16T-13 and the following standards:

1. The minimum bike rack shall be grouped into four parking stalls
2. Bike racks that only support a bicycle front or rear wheel are not permitted. The rack shall be securely mounted to the ground and covered.
3. Bike parking spaces should be 2-feet by 6-feet with no less than a 7-foot overhead and a 5-foot maneuvering aisle behind each row of bicycle parking.
4. Bicycle parking areas should be separated from motor vehicle parking by a barrier, post, or bollard or by at least 5-feet of open space behind the maneuvering area.
5. Bicycle parking facilities should be located no further from a public entrance than the nearest non-handicapped parking stall.
6. If public bicycle parking is not clearly visible from the main entrance, then directional signs should be provided.

Requirements for Major Employers (RCW 70.94.524)

The following requirements apply to Major Employers as defined by RCW 70.94.524 ("A major employer" means a private or public employer, including state agencies, that employs one hundred or more full-time employees at a single worksite who begin their regular workday between 6:00 a.m. and 9:00 a.m. on weekdays for at least twelve continuous months during the year):

1. A minimum of one shower and changing facility per gender.
2. An assessment of the cost of parking space separate from the cost of the area used for building purposes. This information will help the applicant, the City of Lacey and Intercity Transit evaluate opportunities for parking reduction and TDM strategies.
3. 5% of total parking spaces shall be designated as carpool spaces, shall be located as close to the main employee entrance as possible and shall be called out on the site plan.

Transportation Demand Management Incentives

The Site Plan Review Committee shall determine whether an applicant can receive a reduction in traffic mitigation fees for implementation of TDM strategies that reduce parking needs. The following is a schedule that will be used for such reduction:

1. Any developer who builds at the minimum amount of parking allowed shall receive a 5% trip reduction in the calculation of traffic mitigation fees.
2. Any developer who builds at or below the minimum and includes significant strategies from Section 16.72.030D.3.d. (i.e., private vanpool, transit/vanpool fare subsidy, imposition of a charge for parking, provision of subscription bus services, flexible work hour schedule, capital improvements for transit services/preferential parking car/vanpools, participation in the ride-matching program, reduction of parking fees for car/vanpools, establishment of a transportation coordinator position to implement car/vanpool and transit programs, bicycle parking facilities, compressed work week, telecommuting) and analysis under 16.72.030D.3.e. is eligible for an additional 5% trip reduction bonus.
3. Additional bonuses will be allowed under the provisions of 14.21.030.

LANDSCAPING:

Specific Requirements:

The south property line will need to include a 15 foot Type I Landscape buffer screen. Eight feet of perimeter landscaping is required around the site, 5 feet of building landscaping is required around the building except at entrances.

The parking lot shall be landscaped per the following requirements:

Parking lot: 50 square feet per stall (Type IV)

This is separate from required side and rear yard areas. Design standards for parking lot landscaping include:

1. Each area of landscaping must contain at least 100 s.f. of area and be at least 8-feet in any direction.
2. Each planting area shall contain at least one tree.
3. Live ground cover shall be provided throughout each landscaping area.
4. A landscaped area must be placed at the end of each row – it must be at least 8-feet wide and as long as the parking space.
5. Maximum planter island spacing in parking lots is 1 island/7 parking stalls.
No parking stall shall be more than 50-feet from a tree.

A landscaping plan is required and should be designed by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department. A separate irrigation plan must also be submitted. All requirements of Chapter 16.80 of the Zoning Code shall be satisfied.

Use of drought-resistant species, such as native or naturalized plants can reduce the amount of water needed for irrigation, save on maintenance, and be more resistant to disease. Native and naturalized plant selection is strongly encouraged.

If a certificate of occupancy (final building inspection) is desired prior to the installation of the landscaping improvements, a letter of credit, assignment of savings, or other financial security must be provided to the Planning Department in the amount of 150 percent of the landscaping. The City will release this financial security once the landscaping for the project is installed and

approved by the Planning Department and a one year 20 percent maintenance financial security device is obtained.

Irrigation plans must be designed to consider all trees and their root zones that have been identified for retention. Location of lines within these areas should be avoided when possible, or hand dug when these locations are necessary.

SIGNS: Shall meet the requirements of LMC16.75

DESIGN REVIEW:

General Requirements

- Design Review is valid for 18 months
- A six month extension may be granted with a written request prior to the expiration date
- Submittal requirements. Four copies of the plans stamped by a licensed architect with the following information:
 1. Approved Site Plan (per LMC 16.84)
 2. Landscaping Plan (per LMC 16.80)
 3. Elevation (These shall include the dimensioned elevations of building, type of exterior materials, color and exterior finishes, location and elevations of exterior lighting for buildings and parking, and perspective drawings, photographs, color renderings or other graphics which accurately represent the proposed project.)
 4. Section profiles (Two section profiles, drawn to scale, through the site are required containing building details, landscaping against the building when installed, lighting fixtures and standards and signs.)
 5. Design Vocabulary (Required per LMC 14.23.070.A.5., unless waived by the Director of Community Development)

Public Transportation and Circulation (LMC 14.23.084)

- Pedestrian Circulation.
 - ✓ Walkways shall be located so the pedestrian has a short distance to walk between the transit facility or street with a transit stop and the entrance to the building.
 - ✓ Buildings on site shall be connected to abutting land uses with walkways.
 - ✓ Roads and parking areas shall be separated from pedestrian pathways by grade or other device.
 - ✓ Walkways must meet all state and local barrier free design standards.
 - ✓ Every parking lot shall have a minimum of one pedestrian lane. Additionally, pedestrian lanes shall be provided at a ratio of one for every four rows of parking (approximately 140 feet). Pedestrian lanes shall be designed to accommodate the greatest number of parking stalls, while providing the most convenient pedestrian situation. The pedestrian lane shall be 6-feet in width, with landscaping on either side and appropriate breaks for pedestrian access. Colored stamped concrete, different textured surfacing or other design features shall be placed across automobile access lanes.
- Pedestrian and Transit Facilities.

- ✓ All walkways shall be paved and lighted. Landscaping shall enhance the pedestrian experience, but not interfere with visibility. Walkways shall be designed to capture landmarks and views, where possible.
- ✓ 10-foot minimum width sidewalk shall be provided adjacent to a transit stop. The minimum width in all other areas shall be 6-feet.
- Transit Facilities.
 - ✓ Coordinate with Intercity Transit to determine the required amenities at bus stops. Such items might include shelters, combined with a pedestrian plaza, bus pad to provide a waiting area, and other pedestrian amenities.

OTHER ISSUES:

Staff in Attendance

Community Development Department (360) 491-5642

- ☐ Rick Walk, Director
- ☐ Neil Tabor, Assistant Planner
- ☒ Sarah Schelling, Senior Planner
- ☐ Samra Seymour, Senior Planner
- ☐ Wade Duffy, Building Official and Fire Marshal
- ☒ Terry McDaniel, Fire Code Specialist
- ☒ George Smith, Economic Development Specialist

J. A. Cook

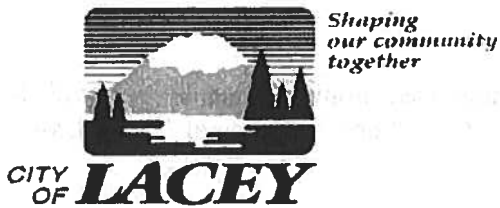
City Manager Department (360) 491-3214

- ☐ Scott Spence, City Manager

Public Works Department (360) 491-5600

- ☐ Scott Egger, Director
- ☐ Roger Schoessel, City Engineer
- ☒ Tom Stiles, Development Review Engineer
- ☐ Joey Etter, Development Review Specialist
- ☐ Mike Swanson, Development Review Specialist
- ☐ Martin Hoppe, Transportation Manager
- ☐ Brandon McAllister, Utility Engineer
- ☐ Doug Christenson, Stormwater Engineer

Others



PRESUBMISSION AND SITE PLAN REVIEW COMMENTS

Meeting Date: 04/24/2019

Case # 19-92

Applicant Name: Olympia Behavioral Health

Project: Mental Health

Location: 3000 Marvin Road

Notes By: Terry McDaniel

Planner: Schelling/Stiles

Timing of Installations/Fire Hydrant Requirements:

1. Fire hydrants shall be installed, tested and approved prior to building permit issuance. (LMC 14.07.501.4.) Fire hydrants shall be provided every 330 feet unless the fire flow is greater than **1,500 gpm** then it shall be every 300 feet in accordance with IFC table (C102.1) and (LMC 14.07) for the building. Fire hydrants shall be placed no closer than 40 feet from the building or structure protected.

Fire Flow Requirements:

2. The required fire-flow for the building shall be not less than **3,500 gpm** for 4 hours in accordance with IFC Appendix B. Said fire-flow is based on square footage including a 50% credit for the installation of automatic fire sprinkler systems. (IFC section 507.1 LMC 14.07.015).

Sprinkler System Requirements:

3. The purposed building shall require a sprinkler system the purposed building shall be equipped with an approved automatic sprinkler system and shall be installed in accordance with NFPA 13 (2016 Edition) standards. In addition a fire department connection shall be installed in accordance with (LMC 14.07) a fire department connection shall be located within 40 feet of a fire hydrant. **The building shall have its own FDC line with KNOX locking caps or plugs.**

Fire Alarm System Requirements:

4. An approved addressable fire alarm system with supervised monitoring shall be provided throughout the buildings in accordance with the City of Lacey Municipal Code (LMC 17.07) and NFPA 72 Standards (2016 Edition).

Fire Apparatus Access Road Requirement:

5. An approved 20-foot wide all-weather surface fire apparatus access roads shall be provided to within 150-feet of all exterior portions of the buildings at ground level. Said fire apparatus access road shall be located not less than 10-feet from the building. (IFC Section 503.1)
6. An approved aerial fire apparatus access roadway shall be provided along one entire side of the building when any portion of the building is in excess of 30-feet in height from the grading median of the building to the roofing eaves. Said aerial fire-apparatus access road shall be not less than 26-feet in width and be not less than 15-feet away or further than 30-feet away from the building. Aerial fire apparatus access roadways shall be constructed in accordance with AASHTO HB-17 Standards for a single axle weight load of 46,000 lbs. and a gross weight load of 75,000 lbs. (IFC Section D105)
7. An approved fire department turnaround may be required if the fire department access road has a dead end in excess of 150 feet. (IFC 503.2.5)
8. The inside turning radius along fire apparatus access roadways shall be not less than 28 feet. (IFC Section D103.3)

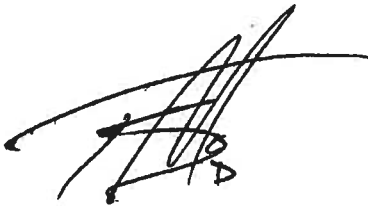
General Requirements:

9. Approved 12" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color. (IFC Section 505.1; LMC 14.07.015)
10. The building shall be tested for Emergency Responder Radio Coverage in accordance with (IFC section 510). In addition The City of Lacey requires Lacey Police channel 2 to be provided.
11. Fire extinguishers shall be provided every 75 feet in accordance with (LMC 14.07) fire extinguishers shall be the 2a10bc type.
12. A total of **four** Knox Boxes shall be provided for the building **2 Police** and two **Fire**. Access gates shall be in accordance with section 103.5 of the IFC all access gates shall require a KNOX box backup key switch in addition to a strobe activated gate.

13. **Please note we are under the International Fire Code 2015 Edition and all NFPA code requirements of the most recent year published. All Building and Fire Code Plan Review will be done in accordance with the code requirements of an I-2 Occupancy. Please provide reasoning for how the fire alarm system meets the requirements of the 2015 International Fire Code I-2 Conditions.**

Required Fire Inspections:

15. The City of Lacey fire code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable fire codes. The applicant shall contact the City of Lacey Building Department, at (360) 491-5642, to schedule the required inspection or to request witness of required tests. At least 24 hours shall be allowed for scheduling. (IFC Section 106.2)

A handwritten signature in black ink, appearing to read 'Terry McDaniel', with a large, sweeping horizontal stroke above the name.

Terry McDaniel
Fire Code Specialist
City of Lacey
360-456-7783

**CITY OF LACEY
PUBLIC WORKS DIVISION
PRESUBMISSION CONFERENCE
NOTES**



MEETING DATE: April 24, 2019

PW FILE #: 118-02-310200

PLANNER: Sarah Schelling

NOTES BY: Tom Stiles

CASE NUMBER: HTE-19-92

APPLICANT: Westlake Consultants – Ken Sandblast

REPRESENTATIVE: Same

PROPOSED USE: Conditional Use Permit for a behavioral health facility

WATER REQUIREMENTS:

Current water location: A 12-inch Ductile Iron water main is located in 31st Ave NE. There is also a 14-inch main in Marvin Rd and a 10-inch main in 29th Ave NE. See attached system map and construction drawings.

Water improvements: A 12-inch water main shall be extended, from 31st Ave, "to and through" the southerly property line of the proposed site (on the north/east side of the drive areas, 6 feet off centerline). An 8-inch water main will also need to be stubbed from 31st Ave, near the westerly side of the proposed facility for looping. In addition, appropriately sized water mains shall be extended throughout the site to provide domestic water service to each commercial building, meet water quality and Lacey Fire requirements.

Provide domestic water service boxes to each new building. Also, commercial applications require the installation of a Reduced Pressure Backflow Assembly device for each building.

An irrigation meter with a backflow prevention device is needed for open space, landscaping, and stormwater facilities.

To assure adequate water is present for your project. Modeling of the water system shall occur. If you decide to continue forward with this project, please contact Brandon McAllister (360-491-5600) to coordinate the fire flow modeling (typical cost for this service \$500.00).

Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Comprehensive Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards. Actual main size, loop closures, and possible off-site improvements including the number and location of fire hydrants, will depend on the fire flows required and available to the site.

Show all adjacent wells within 100-feet of the proposed project with their protective radii (this will assure the proposed development will not impact any wells) (DG&PWS, Subdivisions and Short Plats, Chapter 2 – plat checklist).

If utility extensions are needed for the proposed project for roads that were paved in the last five years and the roads must be "cut", a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.

The builder/applicant/owner is required to purchase each water meter prior to the issuance of each building permit. (DG&PWS Water 6.121)

SEWER REQUIREMENTS:

Current sewer location: An 18-inch PVC gravity sewer main is located along the easterly property line of the proposed site. See attached system map and plans.

Sewer improvements: Utilize the existing 18-inch gravity sewer manholes or main and extend an appropriately sized sewer main on-site to provide domestic service to the proposed building(s). Sewer main extensions shall be on the south or west side of drive areas, 6 feet off centerline. All commercial side sewers shall connect to the sewer main at a manhole.

Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and Department of Ecology.

All proposed structures shall be connected to sanitary sewer. (DG&PWS, Sewer 7A.010) Public mains with associated appurtenances shall be installed to serve the proposed project with sewer.

STORM AND EROSION CONTROL REQUIREMENTS:

Storm drainage and erosion control designs shall be to the City of Lacey 2016 Stormwater Design Manual. The 2016 Stormwater Design Manual requires the use of Low Impact Development (LID) techniques to the maximum extent possible.

In order to receive a complete application for the project, a complete draft stormwater site plan which includes soils testing, computer modeling, engineering calculations (including treatment and infiltration) and formatted in accordance with the City of Lacey 2016 Stormwater Design Manual shall be provided to the City with all other submittal requirements when project application is made.

Projects shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis, to determine wet-season soil and groundwater conditions and to establish a long-term design infiltration rate. (SDM 2.2.5 & 7.2)

Treatment and infiltration facilities shall be constructed for stormwater associated with the site and adjacent properties currently discharging to the site.

Individual roof drain infiltration systems shall be installed for each building. Storm water shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible.

Since the project is located in a Category I Critical Aquifer Recharge Area, Enhanced treatment for stormwater will be required.

A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City **prior to beginning any site disturbing activities at the project**. Each of the 13 required elements as identified in Chapter 5 must be addressed and included in the construction SWPPP. If site conditions render any element unnecessary, the exemption for that element shall be clearly justified in the narrative for the SWPPP. The SWPPP shall be submitted to and approved by the City prior to Civil Plan Approval.

A Stormwater Facility Maintenance Manual per chapter 3 of the City of Lacey 2016 Stormwater Design Manual shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the submitted drainage report as part of the stormwater site plan.

Also, the maintenance manual shall be prepared as a stand-alone document for the post-development facility owner(s). The maintenance plan shall be submitted to and approved by the City prior to Civil drawing approval.

The maximum depth of an infiltration facility is 20 feet below the surrounding finished (developed) ground elevation, in order to provide for long-term maintenance access to the facility.

STREET IMPROVEMENTS:

Frontage improvements:

Marvin Rd. NE is classified as an Arterial roadway. See Drawing Detail 4-2.2 dated 12/15/14 attached. This section of roadway requires 49-feet of half-street right-of-way. Improvements along Marvin Rd are not necessary; however, right of way dedication for future improvements will be required.

31st Ave NE is classified as a Minor Collector Type II roadway. See Detail 4-3.3 dated 12/15/14 attached. This section of roadway requires 30-feet of half-street right-of-way. Currently, 31st Ave to the southerly curb line is installed, the remainder of the improvements (sidewalk, planter strip, street trees and irrigation) will need to be completed with this project. Please note that street lighting will be installed on the north side of the road and not required along the south side.

All public streets within the City and the City's UGA boundary will be planted with trees to create a distinct and pleasant character for those roadways. The street trees located in the Development Guidelines shall be required in or along the public right-of-way. Contact the City for specific street and accent trees in the core area. (DG&PWS, Transportation 4G.100)

Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines & Public Works standards.

Fiber optic conduit shall conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines & Public Works Standards (DG & PWS, Transportation 4E.035).

TRAFFIC MITIGATION:

Traffic mitigation as determined by the Commercial Traffic Generation worksheet or Traffic Impact Analysis are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.

General Surveying Requirements:

Utility easements are required for all mains, water and sewer located on private property. Easements shall include fire hydrants, water meters, sewer improvements and

future extensions of mains to adjacent properties. Easements and stub outs shall be provided to serve adjoining properties as determined by the City. Rather than being designated as water or sewer, all easements shall be identified as "utility" easements on the civil drawings and in the easement document. Specific requirements will be determined at the of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to release of approved civil drawings (DG&PWS Chapter 3.110).

The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from Lacey Public Works Department. (DG&PWS 3.025)

City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from Lacey Public Works Department. (DG&PWS 3.025)

Right-of-Way shall be dedicated for a subdivision, short subdivision, binding site plan, for a project that requires Site Plan Review or for a conditional use permit. The requirement to dedicate Right-of-Way shall be determined by the City or Regional Transportation plans, by a Traffic Impact Analysis, or as determined by Public Works. Dedications shall be determined by a professional Land surveyor. Dedication shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).

Financial Guarantees

A 20 percent maintenance bond or financial guarantee of the engineer's estimate or approved bid estimate is required for a period of 24 months upon construction completion and approval of Public Works improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. The financial guarantee applies to sewer, stormwater, water, frontage and landscaping/irrigation improvements (LMC 14.20.025).

Miscellaneous Requirements:

All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time complete application is obtained (as determined by the City of Lacey Community Development Department). (LMC)

Prior to submitting civil drawings for review, Land Use Approval must be obtained.

All Public Works improvements must be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval (DGPWS 3.040)

If building permits are desired prior to improvements shown on the civil drawings being constructed by the applicant and approved by the City, a financial guarantee at a rate of 150% of the outstanding improvements shall be submitted to the City. (DG&PWS 3.090 A.)

Prior to civil drawing approval, one set of drawings, an electronic copy of the drainage report and approved civil drawings in PDF format along with a digital electronic file of the drawings in AutoCAD or other City of Lacey approved software format shall be submitted for all approved final plans. (DG&PWS Chapter 3.040,B)

Prior to final Public Works Construction approval, "as-built" bond paper drawings along with the revised digital electronic diskette (AutoCad Drawings) shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, J)

Along with the civil review application and the completed, signed and stamped checklist from Chapter 3 of the Development Guidelines, three sets of civil drawings, two drainage reports and an electronic copy of the civil drawings (PDF format) shall be submitted directly to the City of Lacey Public Works Department for civil review.

Drawings submitted to other City departments will not satisfy this requirement.
(DG&PWS 3.040, B)

End of Notes





A PORTION OF THE N.W. 1/4 OF SEC. 2, T4N 19 N, R10 W, W1M
CITY OF LACEY, THURSTON COUNTY, WASHINGTON

**CALL BEFORE YOU DO A
MILE OF A HOUR
PRIOR TO ANY EXCAVATION**

BUILDING 1
809,983 S.F.
FF-2255

**FUTURE
EXPANSION**
189,978 S.F.
FF-225.5

158E
SHEET
C-27)

BLDG. 4
154,800 S.F.

FF-2245

(၁၃၁) ၁၃၁၈ ၁၃၁၉

THE CITY OF LACUY

DATE 2/16/67 BY and

Years Since Last Received Data

At 10:00 AM, from 1960s and 1970s, a small group of about 10-15 people, mostly men, were seen to be sitting on the ground in front of the building. They were talking to each other and some were smoking. The group was not organized and they were not wearing any uniforms. They were all wearing casual clothing. The group was seen to be talking to each other and some were smoking. The group was not organized and they were not wearing any uniforms. They were all wearing casual clothing.

PORTION OF THE N.W. 1/4 OF SEC. 2, T2N 18 N., R31 W., W4M
CITY OF LACEY, THURSTON COUNTY, WASHINGTON

36

BUILDING 1
809,983 S.F.
FF-2255

BUILDING 4
144,420 S.F.
FF-2250

100' 00' 00"

FOR THE CITY OF NEW YORK

10. 2000 3100 2000

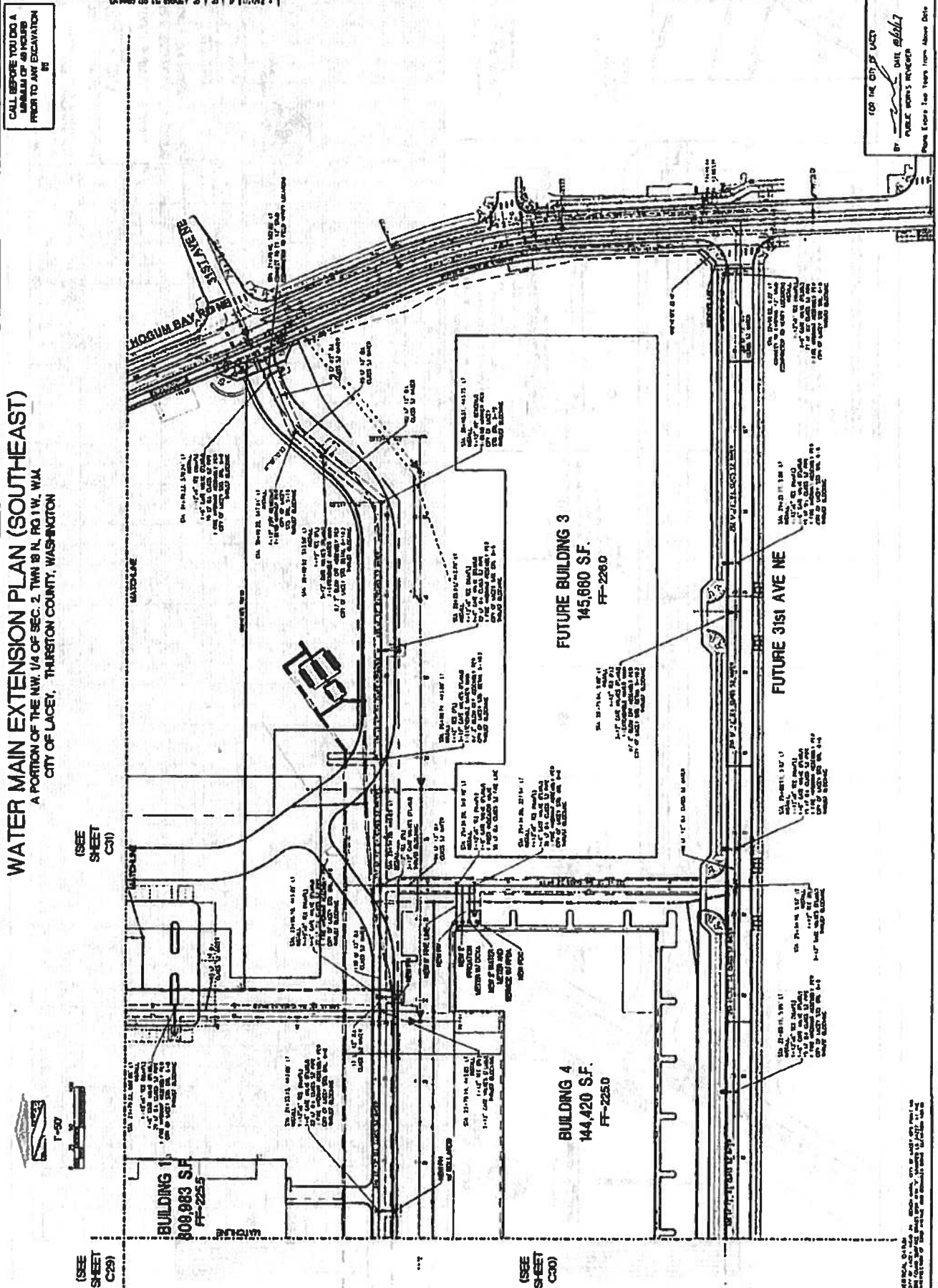
From (above) 100 Years from Above Date

WILLIAM GARRIS

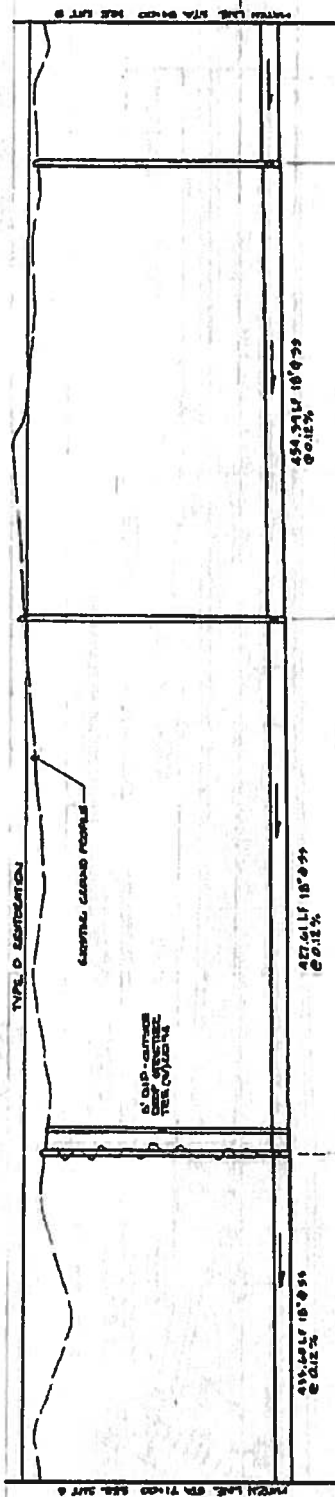
WATER MAIN EXTENSION PLAN (SOUTHEAST) A PORTION OF THE NW 1/4 OF SEC. 2, T2N 18 N, R2E 1 W, W14 CITY OF LACEY, THURSTON COUNTY, WASHINGTON

CALL BEFORE YOU DIG A
 MINIMUM OF 48 HOURS
 PRIOR TO ANY EXCAVATION
 OR

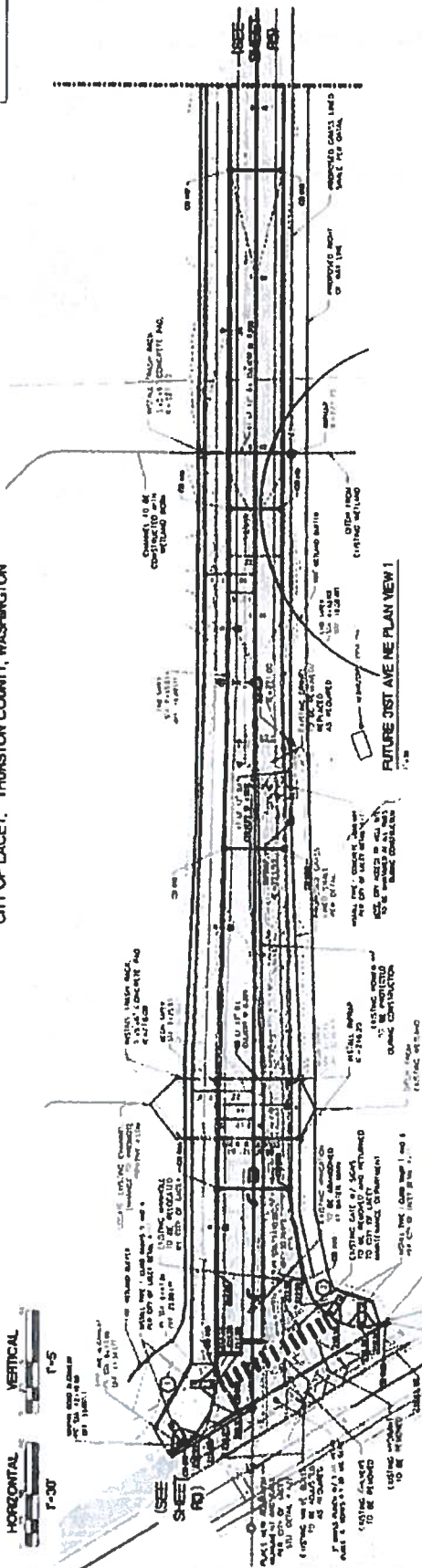
WATER MAIN EXTENSION PLAN FOR HOGUM BAY LOGISTICS CENTER (SOUTHEAST) HOGUM BAY LOGISTICS CENTER		FOR LACEY, WASHINGTON HOGUM BAY ROAD AND 31ST			10215 22ND AVENUE SOUTH LACEY, WASHINGTON 98503 (206) 851-0232 FAX (206) 851-0232 FAX	7830 02 40
--	--	--	--	---	--	---------------





[illegible]

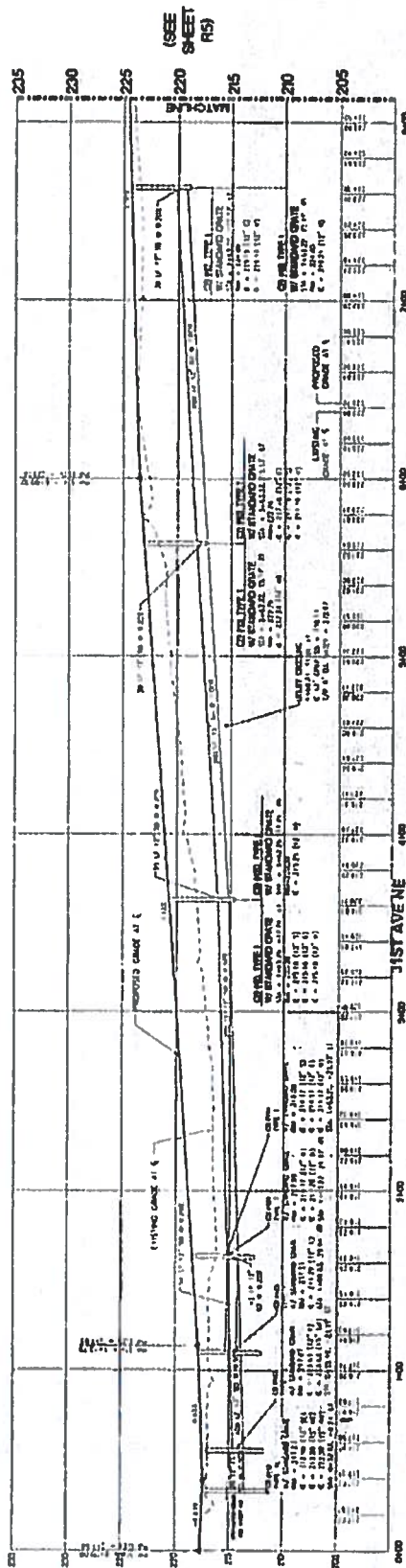
**CALL BEFORE YOU DIG A
MINIMUM OF 48 HOURS
PRIOR TO ANY EXCAVATION**



Grade Station	Offset	Curvature	Long Station	Offset	Long. Sta.	Offset	Long. Sta.
0+00.00	10.00	10.00	20.00	10.00	30.00	10.00	40.00
0+10.00	19.61	19.61	30.00	19.61	40.00	19.61	50.00
0+20.00	29.24	29.24	40.00	29.24	50.00	29.24	60.00
0+30.00	38.87	38.87	50.00	38.87	60.00	38.87	70.00
0+40.00	48.50	48.50	60.00	48.50	70.00	48.50	80.00
0+50.00	58.13	58.13	70.00	58.13	80.00	58.13	90.00
0+60.00	67.76	67.76	80.00	67.76	90.00	67.76	100.00
0+70.00	77.39	77.39	90.00	77.39	100.00	77.39	110.00
0+80.00	87.02	87.02	100.00	87.02	110.00	87.02	120.00
0+90.00	96.65	96.65	110.00	96.65	120.00	96.65	130.00
1+00.00	106.28	106.28	120.00	106.28	130.00	106.28	140.00
1+10.00	115.91	115.91	130.00	115.91	140.00	115.91	150.00
1+20.00	125.54	125.54	140.00	125.54	150.00	125.54	160.00
1+30.00	135.17	135.17	150.00	135.17	160.00	135.17	170.00
1+40.00	144.80	144.80	160.00	144.80	170.00	144.80	180.00
1+50.00	154.43	154.43	170.00	154.43	180.00	154.43	190.00
1+60.00	164.06	164.06	180.00	164.06	190.00	164.06	200.00
1+70.00	173.69	173.69	190.00	173.69	200.00	173.69	210.00
1+80.00	183.32	183.32	200.00	183.32	210.00	183.32	220.00
1+90.00	192.95	192.95	210.00	192.95	220.00	192.95	230.00
2+00.00	202.58	202.58	220.00	202.58	230.00	202.58	240.00
2+10.00	212.21	212.21	230.00	212.21	240.00	212.21	250.00
2+20.00	221.84	221.84	240.00	221.84	250.00	221.84	260.00
2+30.00	231.47	231.47	250.00	231.47	260.00	231.47	270.00
2+40.00	241.10	241.10	260.00	241.10	270.00	241.10	280.00
2+50.00	250.73	250.73	270.00	250.73	280.00	250.73	290.00
2+60.00	260.36	260.36	280.00	260.36	290.00	260.36	300.00
2+70.00	269.99	269.99	290.00	269.99	300.00	269.99	310.00
2+80.00	279.62	279.62	300.00	279.62	310.00	279.62	320.00
2+90.00	289.25	289.25	310.00	289.25	320.00	289.25	330.00
3+00.00	298.88	298.88	320.00	298.88	330.00	298.88	340.00
3+10.00	308.51	308.51	330.00	308.51	340.00	308.51	350.00
3+20.00	318.14	318.14	340.00	318.14	350.00	318.14	360.00
3+30.00	327.77	327.77	350.00	327.77	360.00	327.77	370.00
3+40.00	337.40	337.40	360.00	337.40	370.00	337.40	380.00
3+50.00	347.03	347.03	370.00	347.03	380.00	347.03	390.00
3+60.00	356.66	356.66	380.00	356.66	390.00	356.66	400.00
3+70.00	366.29	366.29	390.00	366.29	400.00	366.29	410.00
3+80.00	375.92	375.92	400.00	375.92	410.00	375.92	420.00

the United States. The United States is a member of the Organization for Economic Cooperation and Development (OECD), the World Bank, the International Monetary Fund (IMF), and the World Trade Organization (WTO). The United States is also a member of the North Atlantic Treaty Organization (NATO) and the Organization of American States (OAS).

Grassland Survey Data



FUTURE JUST AVE ME PROFILE VIEW!

Approved for Construction
 100% OF THE COST OF LABOR



Signature: *[Signature]* Date: 04/10/2014

1. **What is the purpose of the study?**
 2. **What are the research objectives?**
 3. **What is the research design?**
 4. **What are the variables?**
 5. **What is the sample size?**
 6. **What are the data sources?**
 7. **What are the data collection methods?**
 8. **What are the data analysis methods?**
 9. **What are the results?**
 10. **What are the conclusions?**
 11. **What are the limitations?**
 12. **What are the recommendations?**

[illegible]

31ST AVE PLAN AND PROFILE 2 A PORTION OF THE NW 1/4 OF SEC. 2, T2N 18 N, R2 E 1 W, W1M CITY OF LACEY, THURSTON COUNTY, WASHINGTON

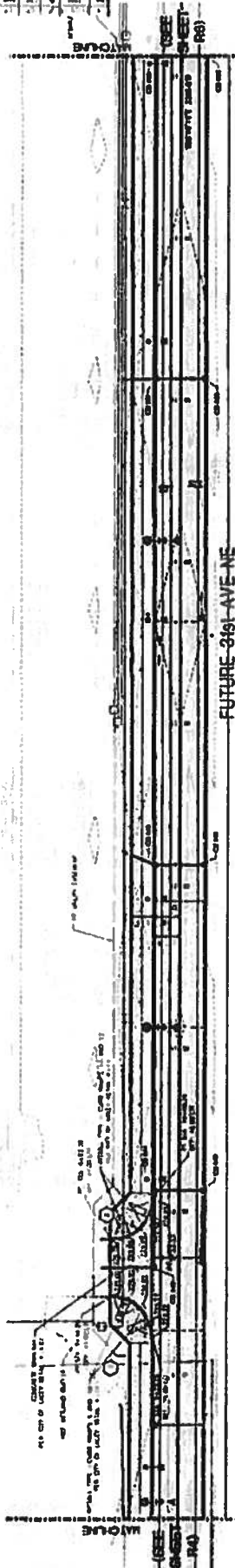


INTERSECTION CURVE TABLE

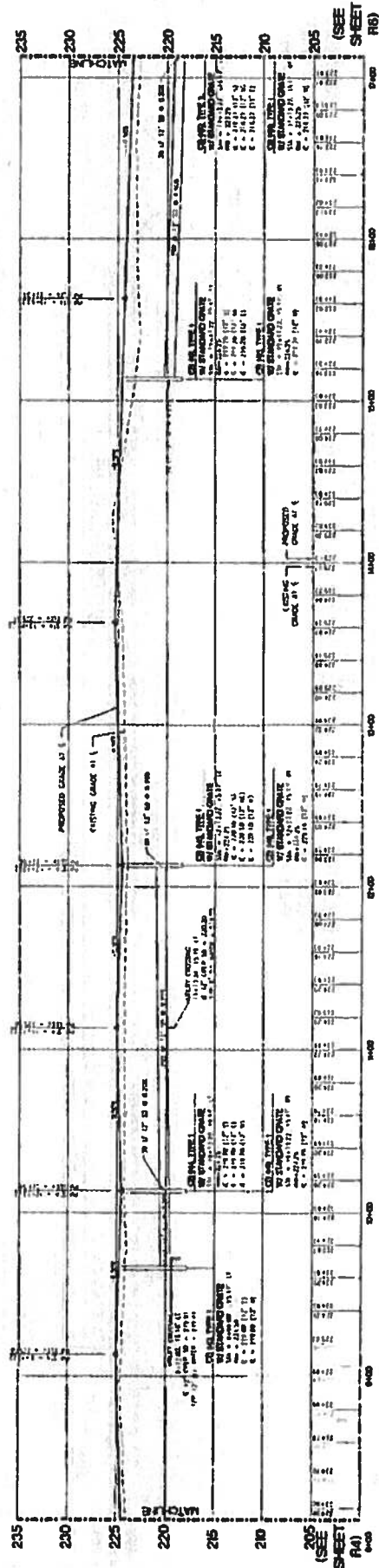
STATION	PC	PT	PI	LC	STATION	PC	PT	PI	LC
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00

CALL BEFORE YOU DIG A
 MINIMUM OF 48 HOURS
 PRIOR TO ANY EXCAVATION
 800

NOTICE: This plan and profile were prepared in accordance with the provisions of the Washington State Department of Transportation (WSDOT) Standard Specifications for Road and Bridge Construction, 2004 Edition, and the City of Lacey Engineering Department's Standard Specifications for Engineering, 2004 Edition. The City of Lacey Engineering Department is not responsible for the accuracy of the data provided by the City of Lacey Engineering Department or the City of Lacey Engineering Department's consultants. The City of Lacey Engineering Department is not responsible for the accuracy of the data provided by the City of Lacey Engineering Department or the City of Lacey Engineering Department's consultants.



FUTURE 31ST AVE NE PLAN VIEW 2



FUTURE 31ST AVE NE PROFILE VIEW 2

NOTES: 1. SEE SHEET 1 FOR PLAN VIEW 1. 2. SEE SHEET 2 FOR PROFILE VIEW 1. 3. SEE SHEET 3 FOR PLAN VIEW 2. 4. SEE SHEET 4 FOR PROFILE VIEW 2. 5. SEE SHEET 5 FOR PLAN VIEW 3. 6. SEE SHEET 6 FOR PROFILE VIEW 3. 7. SEE SHEET 7 FOR PLAN VIEW 4. 8. SEE SHEET 8 FOR PROFILE VIEW 4. 9. SEE SHEET 9 FOR PLAN VIEW 5. 10. SEE SHEET 10 FOR PROFILE VIEW 5.

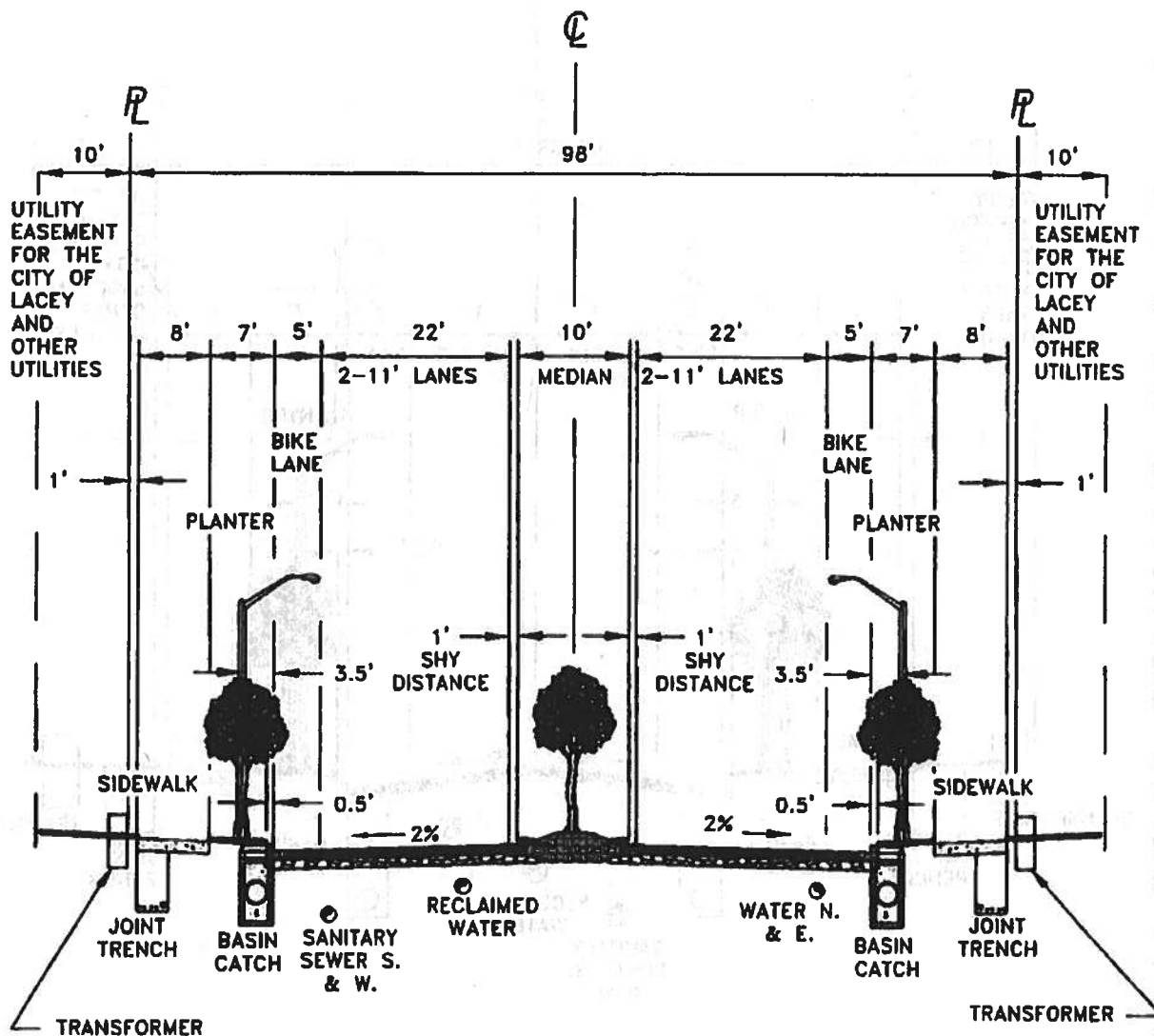
Approved for Construction
 For the City of Lacey

City of Lacey
 Engineering Department
 427 1st Avenue
 Lacey, WA 98503
 360.799.1234



HOOUM BAY LOGISTICS CENTER
 LACEY, WASHINGTON
 31ST AVE PLAN AND PROFILE 2

HOOUM BAY LOGISTICS CENTER
 FOR
 31ST AVE PLAN AND PROFILE 2



GENERAL NOTES:

1. ON-STREET PARKING PROHIBITED.
2. SEE DETAIL 4-6.1 FOR PAVEMENT STRUCTURE.
3. MANHOLE LIDS AND WATER VALVE BOXES SHALL BE LOCATED IN THE MIDDLE OF THE OUTSIDE VEHICLE TRAVEL LANES.
4. STREET TREES IN MEDIAN SHALL BE CENTERED. STREET TREES IN PLANTERS SHALL BE 2.5' FROM EDGE OF SIDEWALK TO CENTERLINE OF TREE.
5. APPLY RECLAIMED WATER WHERE APPLICABLE.
6. SEE PIPING SEPARATION DETAIL FOR PIPE VERTICAL AND HORIZONTAL SEPARATION.

DG4-2.2.DWG

**CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS**

**STREET DESIGN
ARTERIAL**

APPROVED

Ron A. Schumacher
CITY ENGINEER

DWG. NO.

4-2.2

DES.

MAH

DWN

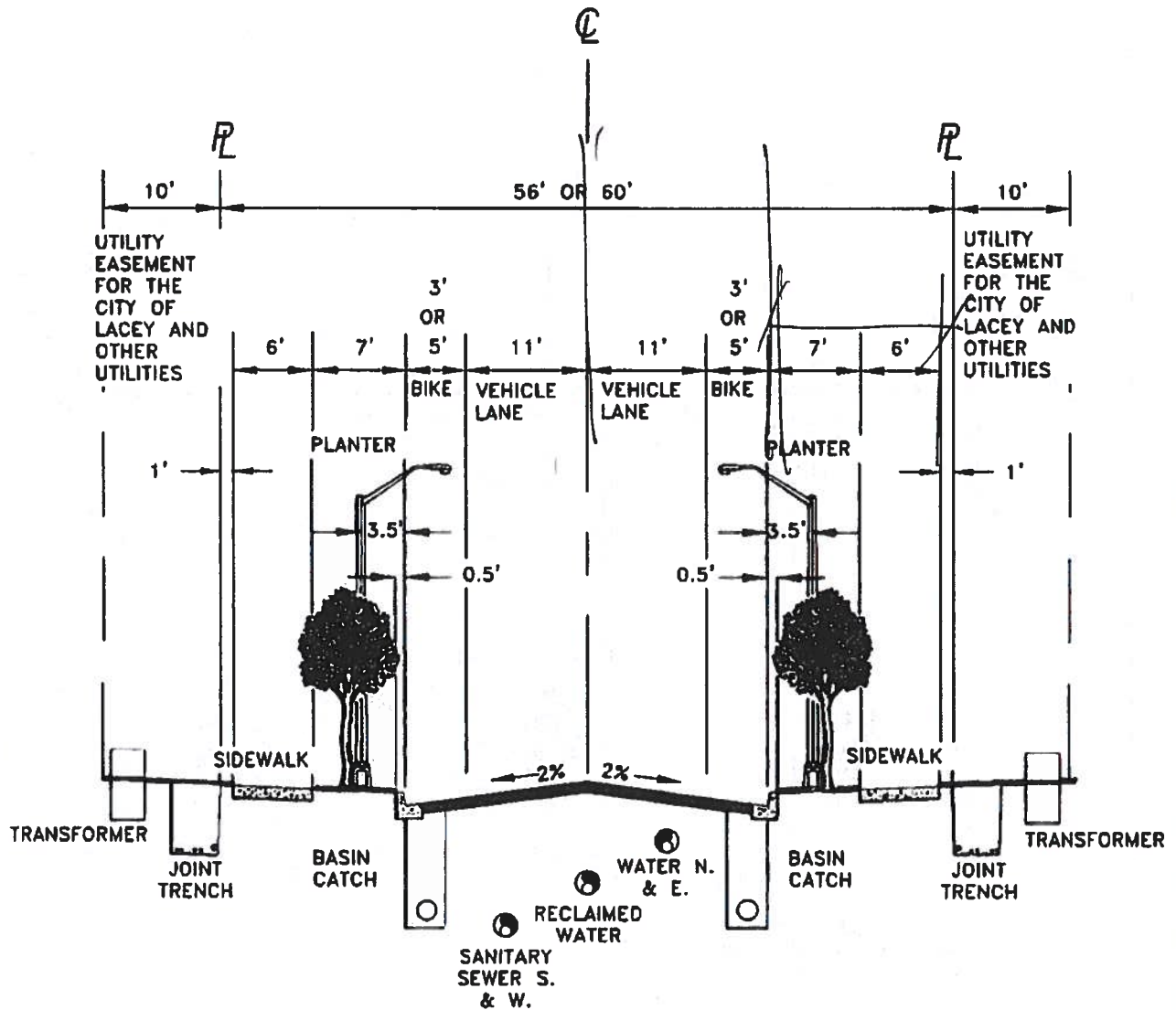
WHO

CKD.

PDM

DATE

12/15/2014



GENERAL NOTES:

1. ON-STREET PARKING PROHIBITED.
2. BIKE WIDTH TO BE DETERMINED BY THE CITY ENGINEER.
3. SEE DETAIL 4-6.1 FOR PAVEMENT STRUCTURE.
4. MANHOLE LIDS AND WATER VALVE BOXES SHALL BE LOCATED IN THE MIDDLE OF THE OUTSIDE VEHICLE TRAVEL LANES.
5. STREET TREES IN PLANTERS SHALL BE 2.5' FROM EDGE OF SIDEWALK TO CENTERLINE OF TREE.
6. UNLESS AUTHORIZED BY THE CITY OF LACEY ALL PRIVATE UTILITIES SHALL BE INSTALLED IN THE 10' EASEMENT.
7. APPLY RECLAIMED WATER WHERE APPLICABLE.
8. SEE PIPING SEPARATION DETAIL FOR PIPE VERTICAL AND HORIZONTAL SEPARATION.

**CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS**

**STREET DESIGN
MINOR COLLECTOR
TYPE II**

APPROVED

Roger A. Schaefer
CITY ENGINEER

DWG. NO.

4-3.3

DES.
RAS

DWN.
WHO

CKD.
MAH

DATE
12/15/2014

EXHIBIT C

INFORMATIONAL SESSION | SIGN-IN SHEET

Olympia Behavioral Health, LLC | 85-bed Behavioral Health Hospital in Lacey, Washington
 January 23, 2020 | 6-8 p.m. | Meeting Location: Providence St. Peter Hospital, Room 200, 413 Lilly Road NE, Olympia, WA

PLEASE PRINT

	NAME / ORGANIZATION (IF ANY)	ADDRESS (CITY)
1	Lisa Crockett, Providence	7515 Terminal Street SW Olympia, WA
2	Tawani Russell	3327 BALI ST NE LACEY WA
3	SANDRA Ed Kiersche	4112 Campus Green Dr NE Lacey WA
4	Jennifer & Tim Hembree	7352 33rd way NE LACEY, WA 98516
5	Kim Blackham	3343 Bali St NE Lacey 98516
6	Sarah Schellings	city of Lacey / 120 College Street Schellings ci. Lacey. wa. us
7	Catherine Samshaw	Sadie St. NE Lacey
8		
9		
10		

INFORMATIONAL SESSION | SIGN-IN SHEET

Olympia Behavioral Health, LLC | 85-bed Behavioral Health Hospital in Lacey, Washington
 January 23, 2020 | 6-8 p.m. | Meeting Location: Providence St. Peter Hospital, Room 200, 413 Lilly Road NE, Olympia, WA

PLEASE PRINT

	NAME / ORGANIZATION (IF ANY)	ADDRESS (CITY)
1	Joe Bregan, Fairfax	1111 Third Ave, Seattle WA 98101
2	Angela Malik, Providence	413 Lilly Road NE City WA 98506
3	Wingard Clark, Providence	
4	Sue Bozell / Providence	—
5	Don & Suzi Lawrence	3628 Hepburn St NE - Lacey
6	Sheldon White (EMD) HOA Vice President	7315 33rd Ave NE Lacey
7	Pat Murphy (JayLee) HOA Pres	
8		
9		
10		



CITY OF LACEY
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

WAC 197-11-960
ENVIRONMENTAL CHECKLIST

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers: _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

EXHIBIT

B

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Olympia Behavioral Health Hospital

2. Name of applicant: [\[help\]](#)

Steve Filton

3. Address and phone number of applicant and contact person: [\[help\]](#)

367 South Gulph Road / King of Prussia, PA / 19406 / (610) 382-4792

4. Date checklist prepared: [\[help\]](#)

June 29, 2020

5. Agency requesting checklist: [\[help\]](#)

City of Lacey

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Single Phase - Construction to begin 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Not at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Wetland Analysis Report, Compensatory Mitigation Plan, Transportation Scoping Checklist, Transportation Analysis Scoping, Cultural Resources Assessment, Geotechnical Engineering Report, Contaminated Soils Recommendation, Stormwater Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

The proposed project has submitted a request for a jurisdictional determination from the U.S. Army Corps of Engineers determine if the identified wetlands are subject to regulation under Section 404 of the Clean Water Act.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

- Washington State Certificate of Need.

- The proposed project will require development permits from the City of Lacey. It is also anticipated that the Washington State Department of Ecology will require approval under an Administrative Order for the proposed impact to wetlands.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposal is to construct a 104-bed behavioral health hospital at the applicant's preferred location, which is 3000 Marvin Road NE, Lacey, WA. The building will be new construction and will be approximately 75,900 gross square feet within a single, two-story structure. The hospital will have 156 on-site parking spaces.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The proposal is currently addressed as 3000 Marvin Road NE, Lacey WA. The parcel is 22.56 acres. Thurston County Parcel No. 118023102000. SW 1/4, Section 2, T 18N, R 1W, W.M.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other The project site is an undeveloped parcel, relatively flat and approximately 22.56 acres in size.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope on the site is 10%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Weathered till consisting brown, silty, fine to coarse sand with gravel in a loose to medium dense condition. Glacial till beneath the weathered till consisting of gray-brown or gray, fine to coarse sand with variable silt, gravel and cobble content in a dense to very dense condition.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Not aware of any unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

~6.0 Acres Clearing, Grubbing and Imported Fill from WSDOT Gravel Borrow

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

[\[help\]](#) Not likely. The site has been stable in an undeveloped state. Best Management Practices (BMPs) consistent with local and State requirements will be installed and monitored.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

15%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

The project will install protection in all nearby catch basins. The contractor will sweep pavements as necessary and cover any stockpiled material that is not actively being worked on.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Dust and heavy equipment exhaust are to be expected during the site construction period of approximately 6 months.

b. After construction is complete, automobile emissions typical to a hospital/office building will be present. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust will be controlled during construction as required by local and state standards, including watering or stabilizing disturbed soils.

3. Water

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes. There are four wetlands identified on the parcel. (Wetland A, .08 acres, Category III; Wetland B, 2.49 acres, Category IV; Wetland C, .37 acres, Category III; and Wetland D, .14 acres, Category III).

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes. The proposal will be constructed east of Wetlands A, B and D. Wetland C will be filled and fully mitigated on-site. Please refer to the wetland analysis report and the proposed compensatory wetland mitigation plan.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

3,700 cu yds imported from WSDOT gravel borrow

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

N/A

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

The development will be served by the City of Lacey sewer system. No waste material will be discharged to the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe. [\[help\]](#)

Runoff from on-site parking and building impervious surface will be collected and conveyed to an on-site surface dispersion facility that will discharge waters westward towards onsite wetland and natural resource areas.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

On-site stormwater system includes pollution control manholes to prevent waste materials from entering ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The on-site stormwater collection and surface dispersion are being designed to continue provide on-site drainage westerly into natural resources areas upon the property the same as current drainage patterns on the property.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The submitted stormwater report details the on-site surface and drainage patterns, as well as the collection and surface dispersion proposed to control stormwater runoff and maintain existing drainage patterns.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☐ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Non-wetland areas that will be cleared largely consists of a mature upland forest largely consisting on native conifers. Beneath the forest canopy predominantly consists of native shrub species. Total area to be grubbed/cleared is approximately 261,360 square feet.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered species are known or were identified on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaping will comply with City code requirements. In addition, applicant will employ use of native plants to enhance vegetation on site.

- e. List all noxious weeds and invasive species known to be on or near the site.

Site investigations did not identify any noxious weeds or invasive species on or near the site.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

No aquatic habitats are on or near the site. Terrestrial species observed and/or commonly associated with the habitat features onsite (forest and wetland areas) include deer, passerine bird species, rabbit, raccoon, and coyote.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered species are known to occur on or within the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is situated within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

A majority of the site will remain undeveloped. These areas include mature upland forest and wetland areas.

- e. List any invasive animal species known to be on or near the site.

No invasive animals have been identified on or near the site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electrical energy and natural gas will be used to meet all of the proposed energy needs

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

We propose to include energy efficient insulated windows, LED light fixtures, room occupancy sensors, centralized building management system for HVAC system control. There will be HVAC-zoned areas for temperature control as well as daylighting.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses.

No remediation required from Tacoma Smelter Plume. See attached Letter from Department of Ecology.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None were identified

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals are anticipated on site.

- 4) Describe special emergency services that might be required.

None are required

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No environmental health hazards are anticipated; however, the contractor will follow all State and City laws and regulations.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

There are light industrial located in the vicinity.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short-term noise during construction will include heavy equipment constructing the building, grading and clearing the site. Long-term noise generation will be associated with that typical of a hospital and hospital loading dock.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction will be restricted to daytime operations to limit noise impacts.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
The site is vacant property, with the exception of a City well. The existence of the hospital is not expected to result in impacts to the City well or surrounding land uses.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
No
1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No
- c. Describe any structures on the site. [\[help\]](#)
A City well is located on the parcel.
- d. Will any structures be demolished? If so, what? [\[help\]](#)
No
- e. What is the current zoning classification of the site? [\[help\]](#)
Light Industrial/OSI
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Light Industrial
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
NA
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
Yes. The site includes four wetlands. See wetland information above.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
When fully operational the facility will employ approx. 180-200 FTE's
- j. Approximately how many people would the completed project displace? [\[help\]](#)
None
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
NA
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
The proposal will comply with all local and State and federal environmental regulations.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
NA

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
NA
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
NA
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
NA

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

~37' to roof-top air handling units. Exterior insulation finish system with masonry accents

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None. Also, there are no protected views.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Architectural aesthetics will complement the surroundings

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Minimal impact from windows and site lighting.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are off-site sources of light, but they are not expected to affect the project.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Full cut-off fixtures will be installed for site lighting.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Hawks Prairie Reclaimed Water Ponds to the east

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

NA

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No. Reference attached Cultural Resources Assessment.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Reference attached Cultural Resources Assessment.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
The site is located on the south side of 31st Avenue NE between Marvin Road NE and Hogum Bay Road NE, which provide connections to the local and regional transportation network including Interstate 5 (I-5). Access to site is proposed from two driveways on 31st Avenue NE.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

156

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (Indicate whether public or private). [\[help\]](#)

Along the northern boundary of the subject site, there will be completion of public sidewalk and landscape strip within the existing 31st NE right-of-way

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None proposed.

The project is expected to generate about 815 vehicle trips per day; peak volumes (74 trips) are expected to occur during the typical commuter PM peak hour (typically one hour between 4:00 and 6:00 p.m.). About 1% of the daily trips are expected to be truck trips. These estimates were derived using rates published for Hospital (Land Use 610) in ITE's Trip Generation Manual (10th Edition, Sept. 2017, and Supplement (Feb. 2020).

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes. The project will require usual fire and police services, but not at a significant level.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

We have coordinated with police and fire services to discuss the hospital's anticipated needs.

16. Utilities

The site is not directly served by transit; however, the larger Lacey, Olympia, and Thurston County area are served by Intercity Transit. The closest transit stop is located about 0.65 mile south of the site along the west side of Marvin Road NE north of the Willamette Drive NE and Britton Parkway NE roundabout intersection. This stop is served by Intercity Transit Route 62A, which connects between the Olympia Transit Center, Lacey Transit Center, Lacey Walmart, and the Providence Medical Group site on Marvin Road NE. All-day service is provided seven days per week with typical headways of 30 minutes.

a. Circle utilities currently available at the site: [help]

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Public sanitary sewer, public water and franchise utilities are located within existing public rights-of-way or public utility easements adjacent to the north, west and east boundaries of the subject property.

b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed: [help]

Electricity/Gas (Puget Sound Energy), Water/Sanitary/Storm (City of Lacey), Fire/Police
(City of Lacey), Cable/Phone/Broadband (Comcast), Refuse (Republic Services)

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead
agency is relying on them to make its decision.

Signature: _____

Name of signee Steve Filton

Position and Agency/Organization Executive VP CFO / Universal Health Services, Inc.

Date Submitted: 06.30.20



RECEIVED

DEC 24 2020

BY _____

1111 Third Avenue
Suite 3000
Seattle, WA 98101

Main: 206.447.4400
Fax: 206.447.9700
foster.com

Direct Phone (206) 447-6407
Direct Facsimile (206) 749-1935
Joe.brogan@foster.com

December 22, 2020

VIA E-MAIL & U.S. MAIL

Ms. Sarah Schelling, AICP
Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, Washington 98503

Re: ***Olympia Behavioral Health, LLC - Project 19-92 – OBH, LLC's Response to Public Comments & Updated Project Description***

Dear Ms. Schelling:

Olympia Behavioral Health, LLC ("OBH" or "Applicant") is represented by Foster Garvey PC, with the law firm assisting OBH with permitting for its proposed 85-bed behavioral health hospital (the "Project") in the City of Lacey ("City"). OBH has reviewed the public comments received during the public notice comment period for the Project. Of note, only two public comment letters were received – one from South Sound Behavioral Hospital, dated September 11, 2020, and received September 14, 2020, and one from the Washington State Department of Ecology, dated September 11, 2020, and received October 5, 2020. This memorandum provides OBH's response to specific comments in the record.

This letter also serves as notice to the City that the Project description has been modified to clarify that OBH is seeking to construct and operate an 85-bed freestanding psychiatric hospital classified as a Type II Essential Public Facility. The Applicant is no longer proposing to permit or construct an additional 19 treatment beds for those needing chemical dependency ("CD") treatment as part of the Project.

1. Scope of Services Provided by OBH

One public comment sought clarification regarding the scope of services to be provided at the hospital.¹ To confirm, OBH will be a licensed freestanding 85-bed psychiatric hospital. Consistent with the scope of services descriptions provided in its Certificate of Need application and its land use application, OBH will serve both voluntary and involuntary patients ages five years and older. Among its services, OBH will provide acute inpatient behavioral health care, partial hospitalization, outpatient and residential treatment programs dedicated to addiction and

¹ Letter from Martina Sze (South Sound Behavioral Hospital) to the City of Lacey (September 11, 2020)

EXHIBIT

9

chemical dependency, bipolar disorders, depression, geriatric needs, post-traumatic stress and psychotic diagnoses.² The services will be provided for children, adolescents and adults, with an average length of stay of 9.6 days.³

OBH anticipates no City conditions that will limit OBH's ability to fully serve the Involuntary Treatment Act ("ITA") population. The OBH Project will establish a private psychiatric hospital, as distinguished from State operated facilities such as Western State Hospital or the DSHS Special Commitment Center on McNeil Island; OBH will not confine and treat forensic patients, sexually violent predators, and other dangerous individuals subject to Chapter 10.77 RCW and Chapter 71.05 RCW.

On December 18, 2017, the Washington State Department of Health ("DOH") issued an "Intent to Issue a Certificate of Need" letter in which DOH committed to issue a Certificate of Need ("CON") to OBH upon completion of environmental review for the project. The scope of services to be provided by OBH at the proposed freestanding psychiatric hospital was included in the "Intent to Issue a Certificate of Need" project description.

2. Change to Project Description

As referenced above, OBH has modified the Project description in its land use application to clarify that OBH is seeking to construct and operate an 85-bed freestanding psychiatric hospital classified as a Type II Essential Public Facility. OBH is no longer proposing to permit or construct an additional 19 treatment beds for those needing chemical dependency ("CD") treatment as part of the Project. OBH has no current plan regarding when or what type of additional beds, if any, may be proposed in the future. We ask that any Staff Report references to the initial Application be updated to reflect that the Applicant's proposal is to construct and operate an 85-bed freestanding psychiatric hospital.

It follows that the description of the proposal in the SEPA Checklist, dated June 30, 2020, (Response to Question A-11) is hereby modified such that the Applicant is proposing an "85-bed behavioral health hospital..." as opposed to a "104-bed behavioral health hospital...."

3. OBH Site Selection Process

Public comments also were submitted about the OBH site selection process, requesting more information about the justification for selecting the Marvin Road site over other options.⁴ OBH is pleased to provide additional background regarding the facility site selection process. The facility siting process for the hospital was conducted pursuant to Lacey Municipal Code Chapter 16.66 and applicable City policies governing Essential Public Facilities ("EPFs"). The Applicant's Conditional Use Application Narrative (the "Narrative") outlines the basic siting criteria applied by OBH and the process used to identify, evaluate and, ultimately, select a

² Olympia Behavioral Health, LLC, Certificate of Need Application (June 21, 2016), p. 17; Olympia Behavioral Health, LLC, Attachment to Conditional Use Permit Supplemental Application (June 30, 2020), p. 1

³ Ibid, p. 1.

⁴ Letter from Martina Sze (South Sound Behavioral Hospital) to the City of Lacey (September 11, 2020), p. 2.

preferred location for the hospital. The following information both highlights information presented in the Narrative and expands upon OBH's analysis and considerations during the facility siting process.

- Four Sites Identified for Detailed Analysis

OBH retained the professional commercial brokerage services of Prime Locations to assist with the search for available and potentially suitable properties for the Project. Four sites were identified for detailed analysis: (1) Carpenter Road site, (2) Hill Betti 13 Acres site, (3) Hawks Prairie Road site, and (4) Marvin Road site. The latter – the Marvin Road site – was selected as the most suitable property for the proposed Project. As noted in the Narrative, site selection criteria included the following: parcel assemblage, cost, parcel size, market availability, zoning compatibility, and compatibility with surrounding land uses.

First, OBH identified one site in unincorporated Thurston County, referred to as the "Carpenter Road site." The candidate site is located along Carpenter Road SE, south of 3rd Way S.E. The site is split-zoned and contains a low-density residential classification. The site is located next to two manufactured home subdivisions to the south and east and multi-family residential to the west. Investigation of the property revealed the presence of Type A & B Landslide Hazard Areas and mapped Mazama pocket gopher indicator soils. The Mazama pocket gopher is a federally listed Endangered Species. Both the mapped landslide areas and the potential for Mazama gophers on-site would likely impact the footprint of the hospital and potentially require an Endangered Species Act ("ESA") Incidental Take Permit from federal agencies. This alternative was eventually eliminated based on price, zoning compatibility (i.e., a lack of transition between land uses), and the combination of the mapped presence of landslide areas and potential limitations presented by federal ESA regulations.

Within the City, a second site – the "Hill Betti 13 Acres site," located along Marvin Road NE, northwest of Willamette Dr. NE – also appeared potentially feasible but was later eliminated primarily based on size, as it included more acreage than needed, which resulted in pricing considerations that affected the financial feasibility of the Project. Like the Carpenter Road site, the Hill Betti 13 Acres site also contained the same landslide and Mazama pocket gopher soil designations, potentially limiting the usable site footprint. By comparison, these limitations are not present at the Marvin Road site.

Finally, the Narrative provides a detailed discussion of the two sites that emerged as final candidates, the "Hawks Prairie Road site" (sometimes referred to by the City as the "South Bay Village site") and the "Marvin Road site," the Applicant's preferred site. In addition to the detailed discussion that was included in the Narrative, the applicant considered the following:

- Providence St. Peter Hospital Mission

The Marvin Road site was chosen over the Hawks Prairie Road site based, in part, on consideration of the Providence St. Peter's Hospital mission of providing a healing environment for the patients it serves. The Marvin Road site is located in a less congested area, by comparison, to the Hawks Prairie Road site. Moreover, OBH determined the natural setting at the Marvin Road site, with its native forest community, will serve as a visible, peaceful backdrop

for patients. These site attributes complement the Providence and OBH mission of providing a healing setting for its patients. No other candidate site presented this opportunity.

One public comment suggested that the Marvin Road site location would “isolate the facility, its staff, patients, and visitors in the midst of a largely undeveloped light industrial area without immediate and walkable access to goods, services, amenities, and public transportation.”⁵ However, this observation fails to recognize the need and substantial benefit of patient co-location with healing surroundings. In addition, the public comment appears to suggest that patient needs for “immediate and walkable access to goods and services” should take precedence over the facility setting and clinical patient considerations. This would be contrary to the Providence mission and fails to recognize and prioritize the behavioral health care needs of patients in comparison to the infrequent need for patient and staff access to goods and services outside the hospital. In a similar vein, patient demand for public transit is infrequent and, contrary to the same public comment, not entitled to “equal consideration” in the siting process.

- Regional Need/Proximity to Providence St. Peter’s Hospital and the Providence Lacey Clinics

Although the City of Lacey also is home to another behavioral health hospital, the Washington State Department of Health determined that the Service Area population (estimated in Year 2019 at 497,539) is underserved by the existing number of inpatient psychiatric hospital beds. An important driver for selecting a location in the City of Lacey was proximity to Providence St. Peter’s Hospital and the numerous Providence clinics located in Lacey. A patient transfer agreement will exist between Providence St. Peter’s Hospital and OBH. The Marvin Road site’s proximity to Interstate 5 allows efficient transfer of psychiatric patients needing medical attention at Providence St. Peter’s Hospital pursuant to that agreement. Patients receiving treatment and referrals in Providence clinics located in the City will also have convenient access to the OBH hospital.

- Community Input

While South Sound Behavioral Hospital’s comment letter seeks to downplay consideration of the opinions of area residents in the facility siting process, OBH values community input, regardless of whether the opinions expressed are founded on facts or simply outdated stereotypes concerning the types of individuals who seek behavioral health care. For this reason, OBH did not ignore the opinions of the residents of the greater South Bay Village community who raised questions and concerns about the Hawk’s Prairie Road (South Bay Village) site – the secondary site option for the Project. The residents’ opinions included questions, clarifications, and concerns about the types of patients anticipated to receive care at OBH, as well as questions about specific land use impacts, such as traffic congestion.

Residents’ concerns about local traffic impacts are corroborated by the Transportation Impact Analysis (TIA) prepared for the project (Heffron, 2020). The Applicant’s transportation

⁵ Letter from Martina Sze (South Sound Behavioral Hospital) to the City of Lacey (September 11, 2020), p. 2.

consultant, Heffron Transportation, Inc., found that operating the Project at the Hawks Prairie Road site would likely generate more trips through local intersections that serve nearby residential uses than if the Project was located at the Marvin Road site. By contrast, the Marvin Road site does not similarly impact those same residential intersections and is located closer (by approximately 0.5 miles) to the Interstate 5 interchange at Marvin Road, which would serve the majority (nearly 70%) of the site generated peak hour trips. This would result in comparatively fewer vehicle miles traveled generated by the Project than if those trips were associated with the Hawks Prairie Road site. When OBH considered these potential transportation impacts, coupled with the less congested, natural setting of the Marvin Road site, and other site attributes, the Hawks Prairie Road site simply did not rank as high under the Applicant's site selection criteria.

4. Access to Transit

One public comment raised questions regarding patient and staff access to public transit.⁶ The Applicant's technical report and transportation impact analyses were prepared to review and document potential impacts to the surrounding transportation system, including transit service and facilities. The site vicinity is served by public transit as described in the referenced Transportation Technical Report (text below).

"Intercity Transit provides bus service in the site vicinity. The closest bus stops are located on Hogum Bay Road NE about one-half mile from the project site (one stop is located north of 31st Avenue NE and one is located at about 29th Avenue NE). Both stops are served by Route 65 (implemented in March 2020), which operates daily between Hawks Prairie, Northeast Lacey, and the Lacey Transit Center from about 8:30 A.M. to just after 8:00 P.M. on 60-minute headways (time between consecutive buses). Another transit stop is located about three-quarters of a mile to the southeast of the site on Marvin Road NE in front of the Providence Medical Group Building and just south of Hickory Stick Road NE. That stop is served by Route 62A, which operates daily between Martin Way, Northeast Lacey, and the Olympia Transit Center from 8:30 A.M. to about 8:30 P.M. on 60-minute headways."

As stated in the report, based on commuter trends within the Thurston County region and even assuming transit fares double, the development is forecast to result in three employees making six transit trips per day (3 in and 3 out). Based on observations provided by the Applicant, patients seldom arrive or depart by public transit at facilities like the one proposed. Rather, they are typically transported to and from the facility by friends or relatives in private vehicles, by ambulance, or by private transportation companies. Visitation would be limited to approximately three days per week (including one weekend day) for short periods through the day or evenings. Therefore, very few transit trips are expected to be generated by patients or visitors to the facility. The transit facilities and service within the vicinity can accommodate the few trips expected and no adverse impacts are anticipated.

⁶ Letter from Martina Sze (South Sound Behavioral Hospital) to the City of Lacey (September 11, 2020), p. 2.

Ms. Sarah Schelling
December 22, 2020
Page 6

Please do not hesitate to contact me if you have any questions regarding this information.
I may be reached at (206) 447-6407 or Joe.brogan@foster.com.

Sincerely,

FOSTER GARVEY PC

s/Joseph A. Brogan

By

Joseph A. Brogan
Principal

cc: OBH, LLC



1111 Third Avenue
Suite 3000
Seattle, WA 98101

Main: 206.447.4400
Fax: 206.447.9700
foster.com

Direct Phone (206) 447-6407
Direct Facsimile (206) 749-1935
Joe.brogan@foster.com

March 12, 2021

VIA E-MAIL & U.S. MAIL

Ms. Sarah Schelling, AICP
Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, Washington 98503

Re: **Olympia Behavioral Health, LLC - Project 19-92 - OBH, LLC's
Supplementation of the City Record**

Dear Ms. Schelling:

Olympia Behavioral Health, LLC ("OBH" or "Applicant") is represented by Foster Garvey PC, with the law firm assisting OBH with permitting for its proposed 85-bed behavioral health hospital (the "Project") in the City of Lacey ("City"). I am writing to supplement the City's record with additional information and updates to existing Applicant documents on file at the City.

1. Updates and Corrections to SEPA Checklist, dated June 6, 2020.

Early this year, I contacted you to discuss Applicant updates and corrections to the OBH SEPA Checklist already on file with the City. You asked me to send the updates and corrections to the Checklist in the form of a letter, as opposed to submitting an actual updated SEPA Checklist. This letter provides those updates and corrections.

Listed below are updates and corrections to the OBH SEPA Checklist, dated June 6, 2020.

- **Project Description (Question A-11)**

As referenced in our December 22, 2020 letter to the City, OBH modified the Project description in its land use application to clarify that OBH is seeking to construct and operate an 85-bed freestanding psychiatric hospital classified as a Type II Essential Public Facility. OBH is no longer proposing to permit or construct an additional 19 treatment beds for those needing chemical dependency ("CD") treatment as part of the Project. OBH has no plan to add additional beds in the future. There is no future phase of this project.



Consistent with our December 22, 2020 notification to the City, the description of the proposal in the SEPA Checklist (Response to Question A-11) is modified such that the Applicant is proposing an “85-bed behavioral health hospital...” as opposed to a “104-bed behavioral health hospital....”

- List of Environmental Information (Question A-8)

The list of environmental information “that has been prepared, or will be prepared, directly related to this proposal” is amended as follows:

- A. an updated Wetland Analysis Report (2021) will be prepared; and a
- B. an updated Wetland Compensatory Wetland Mitigation Plan (2021) will be prepared.

- Earth (Question B-1(c))

The description of general types of soil found on the site is amended to include the following:

Wetland soils observed included upper soil layers consisting of organic and mineral materials with a subsoil consisting generally of a muck loam. A peat layer was observed in one of the wetlands which appears to have been historically harvested.

- Water (Question B-3(a)(1))

The answer provided is updated such that Wetland B has been recently classified by the State as a Category I wetland.

- Plants (Questions B-4(a) & (b))

The types of vegetation found on the site (answer a.) is updated to reflect that deciduous tree species Poplar and Quaking Aspen are found on the site. Vegetation removed from the site (answer b.) is updated to reflect that the Washington State Department of Ecology has requested that the Applicant remove reed canary grass in Wetland B.

- Plants (Question B-4(d) & (e))

The following sentence is deleted, “*In addition, applicant will employ use of native plants to enhance vegetation on site.*” Answer 4(d) is updated to include the following, “As a result of consultations with the City, Washington State Department of Ecology and Washington State Department of Natural Resources, the Applicant is preserving Wetlands A, B and D and their associated buffers, in perpetuity, including a Wetland of High Conservation Value (Wetland B). Ecology has approved a modest reduction of Wetland A’s buffer.” Answer 4(e) is updated to add, “Reed Canary Grass is observed in Wetland B.”

2. Modifications to Conditional Use Permit Narrative

The Applicant submitted a document entitled, *Olympia Behavioral Health, LLC Attachment to Conditional Use Permit Supplemental Application*. The information in this document is updated as follows:

A. Summary of Request Response (Page 1): As referenced in our December 22, 2020 letter to the City, OBH modified the Project description in its land use application to clarify that OBH is seeking to construct and operate an 85-bed freestanding psychiatric hospital classified as a Type II Essential Public Facility. OBH is no longer proposing to permit or construct an additional 19 treatment beds for those needing chemical dependency ("CD") treatment as part of the Project.

B. Lacey Municipal Code Discussion (Page 7): As referenced above in Section I of this letter, the proposal no longer includes wetland enhancement measures. Instead, the Applicant, in cooperation with the City, Washington State Department of Ecology and Washington State Department of Natural Resources will preserve three wetlands and their buffers, including a Wetland of High Conservation Value (Wetland B), in perpetuity, as mitigation for filling one Category III wetland (Wetland C, 0.37 acres).

C. Essential Public Facilities - Environmental Impacts and Mitigation Measures (Page 8): The following sentence is deleted, "*The proposal would impact two Class III wetlands, and the proposal includes wetland enhancement measures that will ensure that no net loss of wetland resources occurs on the property.*" This sentence is replaced with the following, "The Applicant, in cooperation with the City, Washington State Department of Ecology and Washington State Department of Natural Resources will preserve three wetlands and their buffers, including a Wetland of High Conservation Value (Wetland B), in perpetuity, as mitigation for filling one Category III wetland (Wetland C, 0.37 acres). Ecology has approved a modest reduction of the buffer for Wetland A."

OBH may continue to supplement the record in this matter. OBH asks that the City not proceed with its SEPA threshold determination until I confirm that we have no other pre-decisional information to share with the City.

Please do not hesitate to contact me if you have any questions regarding this information. I may be reached at (206) 447-6407, or Joe.Brogan@foster.com.

Sincerely,

FOSTER GARVEY PC

s/Joseph A. Brogan

By

Joseph A. Brogan
Principal

Ms. Sarah Schelling
March 12, 2021
Page 4

cc: OBH, LLC

OLYMPIA BEHAVIORAL HEALTH

WETLAND ANALYSIS REPORT



OLYMPIA BEHAVIORAL HEALTH

WETLAND ANALYSIS REPORT

PREPARED FOR:

STENGEL HILL ARCHITECTURE
ATTN: MARK SPIES
613 WEST MAIN STREET
LOUISVILLE, KY 40202

PREPARED BY:

GRETTE ASSOCIATES^{LLC}
2102 NORTH 30TH STREET, SUITE A
TACOMA, WASHINGTON 98403
(253) 573-9300



CHAD WALLIN
WETLAND BIOLOGIST

REVISED MARCH 2021

DATE



TABLE OF CONTENTS

1	INTRODUCTION	3
2	FEATURE SUMMARY	3
3	BACKGROUND	4
3.1	Existing Conditions.....	4
3.2	Local Critical Areas Inventory.....	4
3.3	National Wetlands Inventory	4
3.4	Sensitive Wildlife and Plants	4
3.5	State Water Classification System	5
3.6	Soil Information	5
4	METHODS	5
4.1	Hydrophytic Vegetation.....	5
4.2	Wetland Hydrology.....	6
4.3	Hydric Soils	6
5	PRECIPITATION ANALYSIS	6
6	WETLAND RESULTS	7
6.1	Wetlands A and B	7
6.1.1	<i>Vegetation</i>	7
6.1.2	<i>Hydrology</i>	7
6.1.3	<i>Hydric Soils</i>	8
6.2	Wetland C	8
6.2.1	<i>Vegetation</i>	8
6.2.2	<i>Hydrology</i>	8
6.2.3	<i>Hydric Soils</i>	9
6.3	Wetland D	9
6.3.1	<i>Vegetation</i>	9
6.3.2	<i>Hydrology</i>	9
6.3.3	<i>Hydric Soils</i>	9
6.4	Wetland Categorization	9
6.5	Regulatory Considerations.....	10
6.6	Disclaimer	10
7	BIOLOGIST QUALIFICATIONS	11
7.1	Chad Wallin	11
8	REFERENCES	11

LIST OF FIGURES

Figure 1. Vicinity map	3
------------------------------	---

LIST OF TABLES

Table 1. Wetland delineation summary	4
Table 2. Definitions for USFWS plant indicator status	6
Table 3. WETS precipitation analysis	7
Table 4. Wetland rating and categorization summary	9
Table 5. City of Lacey standard wetland buffer widths.....	10

LIST OF APPENDICES

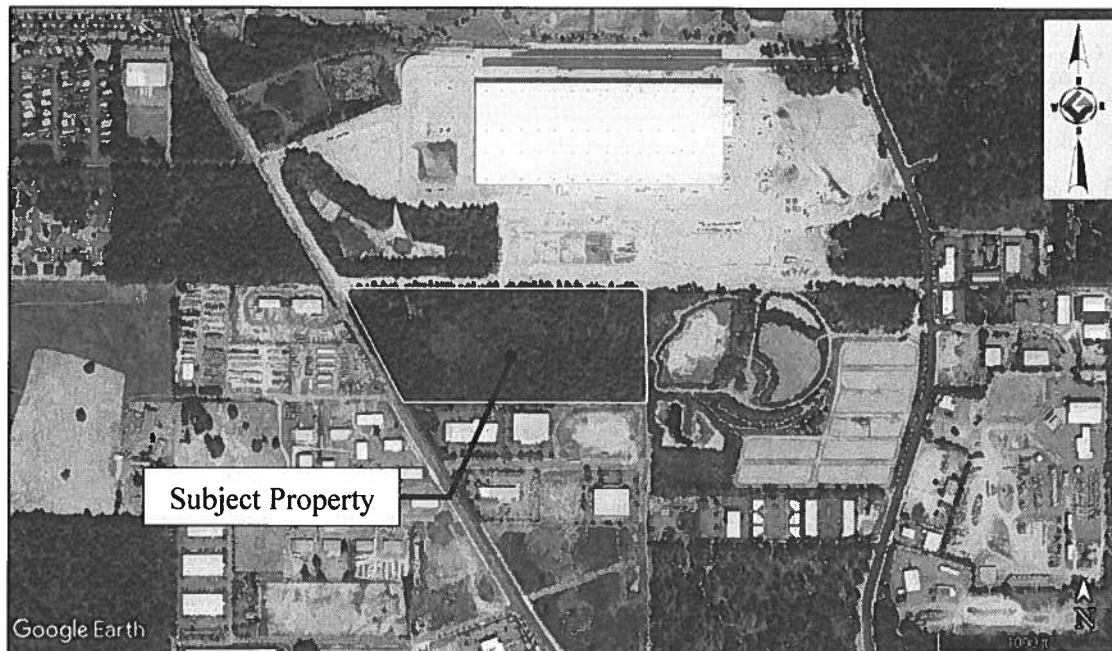
Appendix A. Wetland Delineation Map
Appendix B. Wetland Summaries
Appendix C. Wetland Datasheets
Appendix D: Wetland Rating Form
Appendix E: Queried Database Figures

1 INTRODUCTION

Grette Associates is under contract with Stengel Hill Architecture to prepare a wetland analysis report that summarizes wetlands present on the property located at 3000 Marvin Road NE (Thurston County parcel 11802310200) in Lacey, Washington (Figure 1).

The purpose of site assessment was to verify the location and boundaries of previously-delineated wetlands (SCJ Alliance 2018) and the intent of this analysis report is to document all wetlands within the subject property for conformance with Chapter 14.28 of Lacey Municipal Code (LMC).

Figure 1. Vicinity map



2 FEATURE SUMMARY

Two Grette Associates qualified wetland professionals visited the subject property on May 29, 2020 to conduct an assessment to verify the four wetlands (Wetlands A, B, C, and D) identified within the subject property by SCJ Alliance (2018).

Grette Associates verified all four wetland features utilizing the criteria defined in the U.S. Army Corps of Engineers (USACE) *Federal Wetland Delineation Manual* (1987), and the USACE's *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (2010). These wetlands were rated according to LMC 14.28.100 and the Washington State Department of Ecology's (Ecology) *Washington State Wetland Rating System for Western WA – 2014 Update* (Hruby 2014). A map of the delineated wetlands on the site is presented in Appendix A. Wetland delineation summaries, field datasheets and wetland rating forms are presented in Appendices B, C and D, respectively. Figures queried from publicly-accessible databases are presented in Appendix E. A summary of the wetlands is provided in Table 1.

Table 1. Wetland delineation summary

Feature	Size (Approximate)	Cowardin Class¹	Hydrology Modifier	HGM Class	Wetland Category	City of Lacey Buffer Width²	Ecology Buffer Widths³
A	0.80 acres	PSS/FO	Seasonally Flooded	Depressional	III	140 ft.	80 ft.
B	2.50 acres	PSS/FO	Seasonally Flooded	Depressional	I	140 ft.	250 ft.
C	0.37 acres	PSS	Seasonally Flooded	Depressional	III	100 ft.	80 ft.
D	0.14 acres	PFO	Seasonally Flooded	Depressional	III	100 ft.	80 ft.

¹ Classification based on Cowardin et al. (1979).

² Buffers are based on LMC 14.28.280.

³ Based on Ecology's draft *Wetland Mitigation in Washington State Part 1: Agency Policies and Guidance* (Ecology, USACE, and EPA 2020).

3 BACKGROUND

3.1 Existing Conditions

With the exception of a small access road situated to the east, the subject property is undeveloped. In addition, the City of Lacey operates a water utility facility (Thurston County parcel 11802310201) that is isolated within the northwest portion of the subject property. The property is surrounded on all sides by development, with Marvin Road and the water utility facility to the west, 31st Ave NE (now paved) to the north, commercial development to the south, and a wastewater treatment facility to the east.

Overall, with the exception of the identified wetland features, the subject property consists predominantly of native forested and shrub species typically associated with a conifer forest (Figure 1).

3.2 Local Critical Areas Inventory

Thurston County's Public GIS database was queried to determine if any previously identified critical area features have been identified within the subject property (Appendix E). According to the county's inventory, with the exception of Wetlands A, B, C, and D, no wetlands and/or streams are mapped within the subject property.

3.3 National Wetlands Inventory

The U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) was queried to determine if previously-identified wetlands are present within 300 feet of the subject property (USFWS 2020). According to the NWI Interactive Online Mapper, Wetland B is the only aquatic feature mapped within 300 feet of the subject property by the NWI (Appendix E).

3.4 Sensitive Wildlife and Plants

The Washington Department of Fish and Wildlife's (WDFW) Priority Habitats and Species (PHS) database on-line mapper was queried to determine if state or federally listed fish or wildlife species occur near the subject property (WDFW 2020). According to the PHS database, Wetland B is the only aquatic feature mapped within the subject property. In

addition, the subject property is mapped as providing potential habitat for big brown bat, little brown bat, and Yuma myotis (Appendix E).

The Washington Department of Natural Resources' (WDNR) Wetlands of High Conservation Value mapper was queried to determine if the subject property occurs in a location reported to contain high quality natural heritage wetland occurrences or occurrences of natural heritage features commonly associated with wetlands (WDNR 2020a). According to WDNR's mapper, there are no records of rare plants or high-quality native ecosystems occurring on or in the vicinity of the subject property.

3.5 State Water Classification System

The Washington Department of Natural Resources' (WDNR) Forest Practice Application Mapping Tool on-line mapper was queried to identify the water typing of any streams mapped by WDNR (WDNR 2020b). According to WDNR, no natural water features are situated within the subject property.

3.6 Soil Information

According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey (NRCS 2020a), the soils within the subject property consists of Alderwood gravelly sandy loam (8-15 percent slopes), McKenna gravelly silt loam (0-5 percent slopes), and Everett very gravelly sandy loam (8-15 percent slopes). According to the NRCS, only McKenna gravelly silt loam is listed as a hydric soil (Appendix E).

4 METHODS

The subject property was traversed and data were collected to confirm wetland boundaries. The identified wetlands were delineated according to the procedures described in the USACE's *Federal Wetland Delineation Manual* (1987), and the USACE's *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (2010). Paired data plots and soil test pits were excavated to evaluate wetland and upland conditions. Guidance from the USACE's *Regional Supplement* was used to evaluate the data at each data point.

The 2018 wetland boundary data and survey information (SCJ Alliance 2018) was verified to be accurate by Grette wetland scientists. In summary, Grette Associates concurs with the wetland boundaries delineated in 2018. The location of Grete Associates' data plot locations was defined by the placement of pink flagging tape.

Plants were determined to be more or less associated with wetlands based on their wetland indicator (FAC) status. The percent dominance for each plant strata was determined using the 50-20 Rule, which is the recommended method for selecting dominant species from a plant community in instances where quantitative data are available (USACE 2010). In utilizing this rule, dominants are the most abundant species that individually or collectively accounts for more than 50 percent of the total coverage of vegetation in the stratum plus any other species that, by itself accounts for at least 20 percent of the total.

4.1 Hydrophytic Vegetation

The U.S. Fish and Wildlife Service (USFWS) and the NWI have established a rating system that has been applied to commonly occurring plant species on the basis of their frequency of occurrence in wetlands (Table 2). Species indicator status expresses the range

in which plants may occur in wetlands and non-wetlands (uplands). Under this system, vegetation is considered hydrophytic when there is an indicator status of facultative (FAC), facultative wetland (FACW) or obligate wetland (OBL) (Table 2). The hydrophytic vegetation criterion for wetland determination is met when *more than* 50 percent of the dominant species in the plant community are FAC or wetter. The Corps' *National Wetland Plant List* (Corps 2018) was used to determine vegetation indicator status.

Table 2. Definitions for USFWS plant indicator status

Plant Indicator Status Category	Indicator Status Abbreviation	Definition (Estimated Probability of Occurrence)
Obligate Upland	UPL	Occur rarely (<1 percent) in wetlands, and almost always (>99 percent) in uplands
Facultative Upland	FACU	Occur sometimes (1 percent to <33 percent) in wetlands, but occur more often (>67 percent to 99 percent) in uplands
Facultative	FAC	Similar likelihood (33 percent to 67 percent) of occurring in both wetlands and uplands
Facultative Wetland	FACW	Occur usually in wetlands (>67 percent to 99 percent), but also occur in uplands (1 percent to 33 percent)
Obligate Wetland	OBL	Occur almost always (>99 percent) in wetlands, but rarely occur in uplands (<1 percent)
Not Listed	NL	Not listed due to insufficient information to determine status

4.2 Wetland Hydrology

Evidence of permanent or periodic inundation (water marks, drift lines, drainage patterns), or soil saturation to the surface for 14 consecutive days or more during the growing season meets the hydrology criterion. Oxidized root channels in the top 12 inches and hydrogen sulfide are primary indicators and water-stained leaves and geomorphic position are secondary indicators of wetland hydrology.

4.3 Hydric Soils

Soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper soil horizons are considered hydric soils. Field indicators include histosols, the presence of a histic epipedon, a sulfidic odor, low soil chroma, and gleying. Soil conditions were compared to the Field Indicators of Hydric Soils detailed in the Corps' *Regional Supplement*.

5 PRECIPITATION ANALYSIS

During the site assessment, the Olympia National Airport (NWS Station 456114) recorded no rainfall (NRCS 2020b). In the 14 days preceding the site assessment, 0.71 inches of rainfall was recorded at the station (NRCS 2020b).

The total precipitation recorded at the Olympia National Airport from October 1, 2019 through May 31, 2020 (43.00 inches) was approximately 96 percent of the normal rainfall (44.96 inches) that occurs during the same time (NRCS 2020b).

Table 3 below presents an analysis of the appropriate NRCS WETS table (NRCS 2020b) for the three months preceding the field investigation.

Table 3. WETS precipitation analysis

Preceding Month	WETS Rainfall Percentile (inches)		Measured Rainfall ¹ (inches)	Conditions ²	Condition Value ³	Month Weight	Value
	30%	70%					
May	1.41	2.74	2.87	Wet	3	3	9
April	2.53	4.24	1.40	Dry	1	2	2
March	3.91	6.20	3.35	Dry	1	1	1
Sum:							12

¹ Observed rainfall for the month (NOAA 2016b)

² Dry conditions are below 30% WETS table value, Normal conditions are between 30% and 70% of the WETS table values, Wet conditions are above 70% of the WETS table value.

³ Dry equals a value of 1, normal equals a value of 2, wet equals a value of 3

⁴ Due to the timing of the site assessment, February precipitation results were included in this analysis.

Bins were established to determine the overall rainfall period during the field investigation; drier (sum is 6-9), normal (sum is 10-14), wet (sum is 15-18). A sum of 9 indicates that hydrologic conditions are normal.

6 WETLAND RESULTS

6.1 Wetlands A and B

Wetland A and B are Palustrine Scrub-Shrub/Forested wetlands approximately 0.80 acres 2.50 acres in size, respectfully (Appendix A). Hydrogeomorphically, these wetland features are classified as depressional wetlands. Wetland A does not contain an outlet whereas Wetland B contains a man-made ditch which appears to have been constructed to direct seasonally high groundwater within Wetland B offsite toward wetlands to the north to protect the integrity of the City of Lacey's well site. While Grette Associates did observe indicators of surface water backflowing into the ditch, little indication of regular flow within the ditch was observed.

6.1.1 Vegetation

The vegetation community within these wetlands is largely native shrub and forested species which predominantly consist of red alder (*Alnus rubra*), quaking aspen (*Populus tremuloides*), willow (*Salix spp.*), Douglas spiraea (*Spiraea douglasii*), salmonberry (*Rubus spectabilis*) and Labrador tea (*Rhododendron groenlandicum*). Groundcover and emergent vegetation largely consist of slough sedge (*Carex obnupta*), reed canarygrass (*Phalaris arundinacea*), piggy-back plant (*Tolmiea menziesii*), lady fern (*Athyrium filix-femina*), and sphagnum moss (*sphagnum spp.*).

6.1.2 Hydrology

Hydrologic support for Wetlands A and B is primarily provided by shallow groundwater and direct precipitation. During the site assessment two hydroperiod regimes were identified within these wetlands. Both Wetlands A and B are primarily seasonally flooded;

however, a band along the margins of these features appears to be saturated only. Given the timing of the site assessment (i.e., end of the wet season), these areas would be expected to be flooded and/or contain indicators of prolonged inundation if the seasonally flooded area extended to the edge of the wetlands.

As noted above, Wetland B contains a constructed outlet ditch which appears to have been constructed to manage surface flows and protect the integrity of the City of Lacey's well site. Based on observations, it appears Wetland B periodically discharges to the ditch which conveys flows beneath 31st Ave. NE and towards offsite wetlands to the north. In 2008, the USACE determined that these wetland features north of the site were not *Waters of the US* and therefore were considered isolated features (USACE Reference No.: NWS-2008-467-SO).

In addition, WDNR performed an assessment on December 16, 2020 which resulted in a rare plant community being present within Wetland B, thus classifying Wetland B as a *Wetland of High Conservation Value* (WHCV). Under that classification, Wetland B is rated as a Category I wetland (Appendix D).

6.1.3 Hydric Soils

The soils identified by Grette Associates within Wetland A consisted of a surface layer (0-10 inches) of very dark grayish brown (10YR 3/2) loam with prominent dark yellowish brown (10YR 4/6) redoximorphic concentrations. Below, the subsoil (10-20+ inches) consisted of black (10YR 2/1) mucky loam. The subsoil was greasy, but did not contain enough organic material to be classified as a muck. The soils in Wetland A met the Redox Depressions (F8) field indicator of hydric soils.

The soils identified within Wetland B consisted of a surface layer (0-4 inches) of reddish black (2.5YR 2.5/1) peat. This layer of sapric organic material was located beneath a layer of *Sphagnum sp.* moss, and thus was determined not to be a layer of delignified duff. Beneath the peat layer, the subsoil (4-15+ inches) consisted of black (10YR 2/1) gravelly mucky loam, with a faint hydrogen sulfide smell observed. As with Wetland A, this subsoil layer did not meet the definition of a muck soil. The soils in Wetland B met the Hydrogen Sulfide (A4) and Loamy Mucky Mineral (F1) field indicators of hydric soils.

6.2 Wetland C

Wetland C is Palustrine Scrub-Shrub wetland approximately 0.37 acres in size (Appendix A). Hydrogeomorphically, this wetland feature is classified as depressional. Wetland C does not contain an outlet.

6.2.1 Vegetation

The vegetation within Wetland C predominantly consists of willows, Douglas spiraea, and salmonberry. Groundcover and emergent vegetation largely consists of slough sedge, reed canarygrass, piggy-back plant, creeping buttercup, lady fern, and sphagnum moss.

6.2.2 Hydrology

Hydrologic support for Wetlands C is primarily provided by shallow groundwater and direct precipitation. Similar to Wetlands A and B, two hydroperiod regimes were identified within Wetland C. This wetland feature predominantly consists of a seasonally flooded regime with a saturation only regime along the margins.

6.2.3 Hydric Soils

The soils identified by Grette Associates within Wetland C consisted of a surface layer (0-14 inches) of black (10YR 2/1) mucky loam, which was observed to be very greasy. Below, the subsoil (14-21+ inches) consisted of black (10YR 2/1) gravelly mucky loam, which was also very greasy. The soils did not contain enough organic material to be classified as muck soils. The soils in Wetland C met the Loamy Mucky Mineral (F1) field indicator of hydric soils.

6.3 Wetland D

Wetland D is Palustrine Forested wetland approximately 0.14 acres in size (Appendix A). Hydrogeomorphically, this wetland feature is classified as depressional with no outlet.

6.3.1 Vegetation

The vegetation community within Wetland D predominantly consists of a canopy of red alder and quaking aspen with Douglas spiraea, salmonberry, slough sedge, and lady fern beneath.

6.3.2 Hydrology

Hydrologic support for Wetland D is primarily provided by shallow groundwater and direct precipitation. Wetland D appears to be seasonally flooded only. During the site assessment surface water was observed extending to the edge of the wetland in most areas.

6.3.3 Hydric Soils

The soils identified within Wetland D consisted of a surface layer (0-3 inches) of reddish black (2.5YR 2.5/1) peat. Beneath the peat layer, the subsoil (3-15 inches) consisted of black (10YR 2/1) mucky gravelly loam. While very greasy, this subsoil layer did not meet the definition of a muck soil. Beneath this layer (15-20+ inches), the soil consisted of dark grayish brown (10YR 4/2) gravelly sandy loam. The soils in Wetland D met the Loamy Mucky Mineral (F1) field indicators of hydric soils.

6.4 Wetland Categorization

To determine the categorization of the wetlands based on function, the wetland classification guidelines in Ecology's wetland rating system (Hruby 2014) were used. Based on this guidance, each wetland was given a score for each of three functions: Water Quality, Hydrology, and Habitat (Table 4).

Table 4. Wetland rating and categorization summary

Feature	HGM Class	Water Quality	Hydrology	Habitat	Total	Category	Buffer ¹
Wetland A	Depressional	7	5	5	17	III	140 ft./80 ft.
Wetland B	Depressional	8	6	6	20	I	140 ft./250 ft.
Wetland C	Depressional	7	5	4	16	III	100 ft./80 ft.
Wetland D	Depressional	8	6	4	16	III	100 ft./80 ft.

¹ Buffers based on LMC 14.28.280 (left) and Ecology's draft *Wetland Mitigation in Washington State Part I: Agency Policies and Guidance* ([right] Ecology, USACE, and EPA 2020).

Per Chapter 14.28 of the LMC, wetlands are subject to a buffer to protect the integrity and function of said feature. According to LMC 14.28.280 (Table 5), wetland buffers are established based on habitat score (Hruby 2014; Appendix C).

Table 5. City of Lacey standard wetland buffer widths

Points for Habitat from Wetland Rating Form	3	4	5	6	7	8	9
Alternative 3A High Land Use Intensity	80 ft.	100 ft.	140 ft.	180 ft.	220 ft.	260 ft.	300 ft.
Alternative 3A Low Land Use Intensity	60 ft.	75 ft.	105 ft.	135 ft.	165 ft.	195 ft.	225 ft.

6.5 Regulatory Considerations

Wetlands are regulated by agencies at the local, state, and federal levels. At the local level, wetlands and their associated buffers in unincorporated Thurston County are regulated under the County's wetland protection ordinance (Chapter 14.28 of the LMC).

At the state level, wetlands are regulated by the Washington State Department of Ecology through the Federal Clean Water Act (Section 401). The requirement for a Water Quality Certification from Ecology for wetland impacts is triggered by an applicant's applying for a federal Clean Water Act Section 404 permit from the Corps. Ecology may also issue an Administrative Order, allowing them wetland regulatory authority without a federal nexus.

At the federal level, impacts (specifically dredging or filling) to wetlands are regulated by the Environmental Protection Agency through the US Army Corps of Engineers. The USACE administers the federal Clean Water Act (Section 404) for projects involving dredging or filling in Waters of the US (lakes, streams, marine waters, and most non-isolated wetlands).

While it is the regulatory agencies that make the final determination regarding jurisdictional status, project proponents can infer jurisdiction using the guidance provided by each agency or local government. This inference can be used to design a project based on the anticipated regulatory constraints within the project area. However, it is the project proponent's responsibility to contact each potential regulating agency and confirm their regulatory status and requirements.

6.6 Disclaimer

The findings and conclusions documented in this report have been prepared for specific application to this proposed project site. They have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. Our work was also performed in accordance with the terms and conditions set forth in our proposal. The conclusions and recommendations presented in this report are professional opinions based on an interpretation of information currently available to us and are made within the operation scope, budget, and schedule of this project. No warranty, expressed or implied, is made. In addition, changes in government codes, regulations, or laws may occur. Because of such changes, our observations and conclusions applicable to this site may need to be revised wholly or in part.

Wetland boundaries are based on conditions present at the time of the site visit and considered preliminary until the flagged wetland and/or drainage boundaries are validated

by the appropriate jurisdictional agencies. Validation of the boundaries by the regulating agencies provide a certification, typically in writing, that the wetland boundaries verified are the boundaries that will be regulated by the agencies until a specific date or until the regulations are modified. Only the regulating agencies can provide this certification.

Since wetlands are dynamic communities affected by both natural and human activities, changes in wetland boundaries may be expected. Because of such changes, our observations and conclusions applicable to this site may need to be revised wholly or in part.

7 BIOLOGIST QUALIFICATIONS

7.1 Chad Wallin

Chad Wallin is a Biologist with extensive training in wetland science and ecology restoration. Chad also has professional experience in stream and fish restoration, marine monitoring, mitigation monitoring, and fish and wildlife assessments.

Chad has earned a Bachelor's of Arts degree in Environmental Studies from the University of Washington along with certificates in ecology restoration and wetland science.

For a list of representative projects, please contact him at Grette Associates.

8 REFERENCES

Environmental Laboratory (Corps). 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

Hruby, T. 2014. Washington State Wetland Rating System for Western Washington: 2014 Update. Washington State Department of Ecology Publication # 14-06-029.

Natural Resource Conservation Service (NRCS). 2020a. United States Department of Agriculture. Web Soil Survey [map online]. Queried June 4, 2020. URL: <http://websoilsurvey.nrcs.usda.gov/>

Natural Resource Conservation Service (NRCS). 2018b. Climate Data for Thurston County, WA. National Water and Climate Center. Olympia National Airport NWS Station (456114). Accessed June 4, 2020. URL: <http://agacis.rcc-acis.org/53053/obsmn>

U.S. Army Corps of Engineers (Corps). 2018. National Wetland Plant List, version 3.4. <http://wetland-plants.usace.army.mil/> U.S. Army Corps of Engineers, Engineer Research and Development Center. Cold Regions Research and Engineering Laboratory, Hanover, NH.

U.S. Army Corps of Engineers (Corps). 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Fish and Wildlife Service (USFWS). 2020. Wetland Mapper [map online]. National Wetlands Inventory Queried June 3, 2020. URL: <http://www.fws.gov/wetlands/Wetlands-Mapper.html> Interactive Layer = "Wetlands".

Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. October 2020. Draft Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 2). Washington State Department of Ecology Publication #20-06-010. Olympia, WA.

Washington Department of Fish and Wildlife (WDFW). 2020. PHS on the Web [map online]. Priority Habitats and Species Queried June 3, 2020. URL: <http://wdfw.wa.gov/mapping/phs/>.

Washington Department of Natural Resources (WDNR). 2020a. Wetlands of High Conservation Value Mapper [map online]. Queried June 4, 2020. URL: <https://www.dnr.wa.gov/NHPwetlandviewer>

Washington Department of Natural Resources (WDNR). 2020b. Forest Practices Application Mapping Tool [map online]. Streams and Water Type Breaks. Queried June 4, 2020. URL: <https://fortress.wa.gov/dnr/protectiongis/fpamt/index.html>

OLYMPIA BEHAVIOR HEALTH

WETLAND ANALYSIS REPORT

APPENDIX A: WETLAND DELINEATION MAP

OLYMPIA BEHAVIOR HEALTH



WETLAND ANALYSIS REPORT

APPENDIX B: WETLAND SUMMARY

WETLAND A SUMMARY		
Approximate Size (acres):	0.79	
Cowardin Classification ¹ :	PSS/FO	
HGM Classification ² :	Depressional	
Wetland Category ³ :	III	
Wetland Buffer Width ⁴ :	140 ft.	
Sample Plot Total ⁵ :	2	
Hydrophytic Vegetation Present (Y/N)?	Yes	
Hydric Soil Indicator?	Redox Depression (F8)	
Wetland Hydrology Present?	Yes	
Summary of Findings		
Dominant Vegetation:	Vegetation within Wetland A largely consists of red alder and quaking aspen over willow, <i>Spiraea</i> , and salmonberry. Groundcover veg consists of slough sedge, creeping buttercup and reed canarygrass.	
Soil Profile:	Soils observed within the wetland typically consisted of an upper layer (0-10 inches) of black (10YR 2/1) loam with dark yellowish brown (10YR 4/6) redox features. Soils beneath this layer consisted of a black (10YR 2/1) mucky loam.	
Primary Hydrological Support:	Hydrologic support for Wetland A is primarily provided by shallow groundwater and direct precipitation. Wetland A is situated in a closed depression.	
Wetland Data Plot:		Upland Data Plot:
		
Notes: ¹ Classification based on Cowardin et al. (1979). ² HGM classification based on Brinson, M.M. (1993). ³ Wetland rating was determined based on the guidelines defined in the local municipal code. ⁴ Wetland buffer was determined based on the local municipal code. ⁵ Sample plot total includes the collective amount of wetland and upland samples plots examined to define the wetland boundary.		

WETLAND B SUMMARY		
Approximate Size (acres):	2.57	
Cowardin Classification ¹ :	PSS/FO	
HGM Classification ² :	Depressional	
Wetland Category ³ :	I	
Wetland Buffer Width ⁴ :	140 ft./250 ft.	
Sample Plot Total ⁵ :	2	
Hydrophytic Vegetation Present (Y/N)?	Yes	
Hydric Soil Indicator?	Hydrogen Sulfide (A4) and Loamy Mucky Mineral (F8)	
Wetland Hydrology Present?	Yes	
Summary of Findings		
Dominant Vegetation:	Vegetation within Wetland B largely consists of red alder and quaking aspen over willow and <i>Spiraea</i> . Groundcover veg consists of slough sedge, creeping buttercup and <i>Sphagnum sp.</i> moss.	
Soil Profile:	Soils observed within the wetland typically consisted of an upper layer (0-4 inches) of reddish black (2.5YR 2.5/1) peat with a layer (4-15+ inches) of black (10YR 2/1) gravelly mucky loam beneath.	
Primary Hydrological Support:	Hydrologic support for Wetland B is primarily provided by shallow groundwater and precipitation. Wetland B is situated in a topographic depression and contains a ditched outlet in the northwest corner.	
Wetland Data Plot:		Upland Data Plot:
		
Notes: ¹ Classification based on Cowardin et al. (1979). ² HGM classification based on Brinson, M.M. (1993). ³ Wetland rating was determined based on the guidelines defined in the local municipal code. ⁴ Wetland buffer was determined based on the local municipal code. ⁵ Sample plot total includes the collective amount of wetland and upland samples plots examined to define the wetland boundary.		

WETLAND C SUMMARY		
Approximate Size (acres):	0.35	
Cowardin Classification ¹ :	PSS	
HGM Classification ² :	Depressional	
Wetland Category ³ :	III	
Wetland Buffer Width ⁴ :	100 ft.	
Sample Plot Total ⁵ :	2	
Hydrophytic Vegetation Present (Y/N)?	Yes	
Hydric Soil Indicator?	Loamy Mucky Mineral (FI)	
Wetland Hydrology Present?	Yes	
Summary of Findings		
Dominant Vegetation:	Vegetation within Wetland C largely consists of willow and Douglas spiraea over slough sedge, creeping buttercup and <i>Sphagnum sp.</i> moss.	
Soil Profile:	Soils observed within the wetland typically consisted of an upper layer (0-14 inches) of black (10YR 2/1) mucky loam with a layer (14-21+ inches) of black (10YR 2/1) gravelly mucky loam beneath. Both mucky loam layers were very greasy.	
Primary Hydrological Support:	Hydrologic support for Wetland C is primarily provided by shallow groundwater and precipitation. Wetland C is situated in a closed topographical depression.	
Wetland Data Plot:		Upland Data Plot:
		
Notes: ¹ Classification based on Cowardin et al. (1979). ² HGM classification based on Brinson, M.M. (1993). ³ Wetland rating was determined based on the guidelines defined in the local municipal code. ⁴ Wetland buffer was determined based on the local municipal code. ⁵ Sample plot total includes the collective amount of wetland and upland samples plots examined to define the wetland boundary.		

WETLAND D SUMMARY		
Approximate Size (acres):	0.12	
Cowardin Classification ¹ :	PFO	
HGM Classification ² :	Depressional	
Wetland Category ³ :	III	
Wetland Buffer Width ⁴ :	100 ft.	
Sample Plot Total ⁵ :	2	
Hydrophytic Vegetation Present (Y/N)?	Yes	
Hydric Soil Indicator?	<i>Loamy Mucky Mineral (F1)</i>	
Wetland Hydrology Present?	Yes	
Summary of Findings		
Dominant Vegetation:	Vegetation within Wetland D largely consists of quaking aspen over Douglas spiraea, willow and rose.	
Soil Profile:	Soils observed within the wetland typically consisted of an upper layer (0-3 inches) of reddish black (2.5YR 2.5/1) peat with a layer (3-15 inches) of black (10YR 2/1) mucky gravelly loam beneath. The subsoil layer (15-20+ inches) is a dark grayish brown (10YR 4/2) gravelly sandy loam.	
Primary Hydrological Support:	Hydrologic support for Wetland D is primarily provided by shallow groundwater and precipitation. Wetland D is situated in a topographic depression. The wetland contains a swale that enters from the east, however this swale does not provide an outlet for water to leave the wetland.	
Wetland Data Plot:		Upland Data Plot:
		
Notes: ¹ Classification based on Cowardin et al. (1979). ² HGM classification based on Brinson, M.M. (1993). ³ Wetland rating was determined based on the guidelines defined in the local municipal code. ⁴ Wetland buffer was determined based on the local municipal code. ⁵ Sample plot total includes the collective amount of wetland and upland samples plots examined to define the wetland boundary.		

OLYMPIA BEHAVIOR HEALTH



WETLAND ANALYSIS REPORT

APPENDIX C: WETLAND DATASHEETS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: UHS Lacey City/County: Lacey / Thurston Sampling Date: 6/24/20
Applicant/Owner: UHS State: WA Sampling Point: TP-A1
Investigator(s): Scott Maharry Section, Township, Range: S02, T18N, R1W
Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Flat Slope (%): 0
Subregion (LRR): LRR A Lat: 47.074642° Long: -122.771608° Datum: WGS 84
Soil Map Unit Name: Alderwood GSaL / McKenna GSIL NWI classification: Non-Hydric

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: plot in uplands, no wetland indicators			

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 10m)				
1. <i>Pseudotsuga menziesii</i>	5	N	FACU	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	5	= Total Cover		
Sapling/Shrub Stratum (Plot size: 5m)				
1. <i>Gaultheria shallon</i>	80	Y	FACU	
2. <i>Corylus cornuta</i>	5	N	FACU	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	85	= Total Cover		
Herb Stratum (Plot size: 2m)				
1. <i>Pteridium aquilinum</i>	10	N	FACU	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	5	= Total Cover		
Woody Vine Stratum (Plot size: 2m)				
1. none	_____	_____	_____	
2. _____	_____	_____	_____	
	0	= Total Cover		
% Bare Ground in Herb Stratum 0				
Remarks: no hydrophytes present				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation

☐ Dominance Test is >50%

☐ Prevalence Index is $\leq 3.0^1$

☐ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

☐ Wetland Non-Vascular Plants¹

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

SOIL

Sampling Point: TP-A1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-12	10YR 3/3	100					loam	
12-20	10YR 4/3	100					loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) ☐ Histosol (A1) ☐ Sandy Redox (S5) ☐ Histic Epipedon (A2) ☐ Stripped Matrix (S6) ☐ Black Histic (A3) ☐ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Hydrogen Sulfide (A4) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Below Dark Surface (A11) ☐ Depleted Matrix (F3) ☐ Thick Dark Surface (A12) ☐ Redox Dark Surface (F6) ☐ Sandy Mucky Mineral (S1) ☐ Depleted Dark Surface (F7) ☐ Sandy Gleyed Matrix (S4) ☐ Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: ☐ 2 cm Muck (A10) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
---	--

Restrictive Layer (if present): Type: <u>none</u> Depth (inches): <u> </u>	Hydric Soil Present? Yes ☐ No ☒
--	---

Remarks: no indicators of hydric soils

HYDROLOGY

Wetland Hydrology Indicators:			
<u>Primary Indicators (minimum of one required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>	
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)	

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u> </u> Water Table Present? Yes ☐ No ☒ Depth (inches): <u> </u> Saturation Present? Yes ☐ No ☒ Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: no hydrology indicators

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: UHS Lacey City/County: Lacey / Thurston Sampling Date: 6/24/20
 Applicant/Owner: UHS State: WA Sampling Point: TP-A2
 Investigator(s): Scott Maharry Section, Township, Range: S02, T18N, R1W
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): Flat Slope (%): 0
 Subregion (LRR): LRR A Lat: 47.074708° Long: -122.771785° Datum: WGS 84
 Soil Map Unit Name: Alderwood GSaL / McKenna GSIL NWI classification: Non-Hydric

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10m)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>67</u> (A/B)
1. <u>none</u>				
2. _____				
3. _____				
4. _____				
<u>0</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: 5m)				
1. <u>Salix sitchensis</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	
2. <u>Spiraea douglasii</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>	
3. <u>Rubus ursinus</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	
4. <u>Gaultheria shallon</u>	<u>1</u>	<u>N</u>	<u>FACU</u>	
5. _____				Hydrophytic Vegetation Indicators: ☒ Rapid Test for Hydrophytic Vegetation ☒ Dominance Test is >50% ☐ Prevalence Index is ≤3.0' ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
<u>41</u> = Total Cover				
Herb Stratum (Plot size: 2m)				
1. <u>Athyrium filix-femina</u>	<u>1</u>	<u>N</u>	<u>FACW</u>	
2. <u>Ranunculus repens</u>	<u>2</u>	<u>N</u>	<u>FACW</u>	
3. _____				Hydrophytic Vegetation Present? Yes ☒ No ☐
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				Hydrophytic Vegetation Present? Yes ☒ No ☐
9. _____				
10. _____				
11. _____				
12. _____				
<u>3</u> = Total Cover				Hydrophytic Vegetation Present? Yes ☒ No ☐
Woody Vine Stratum (Plot size: 2m)				
1. <u>none</u>				
2. _____				
3. _____				
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>53</u>				Hydrophytic Vegetation Present? Yes ☒ No ☐
Remarks: upland forb seedlings such as fireweed and bedstraw. These species would not be present during wet season, so disregarded				

SOIL

Sampling Point: TP-A2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-10	10YR 3/2	100	10YR 4/6	10	C	M	loam	
10-20+	10YR 2/1	100					mucky loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☒ Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: ☐ 2 cm Muck (A10) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
--	--	--

Restrictive Layer (if present): Type: <u>none</u> Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
--	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)			Secondary Indicators (2 or more required)		
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☒ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: soils dry (dry season), plot in topo depression, indicators of frequent standing water

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: UHS Lacey City/County: Lacey / Thurston Sampling Date: 6/24/20
 Applicant/Owner: UHS State: WA Sampling Point: TP-B1
 Investigator(s): Scott Maharry Section, Township, Range: S02, T18N, R1W
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): Flat Slope (%): 0
 Subregion (LRR): LRR A Lat: 47.074586° Long: -122.773593° Datum: WGS 84
 Soil Map Unit Name: Alderwood GSaL / McKenna GSiL NWI classification: Non-Hydric

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10m)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>10</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>
Sapling/Shrub Stratum (Plot size: 5m)				
1. <u>Salix lasiandra</u>	<u>10</u>	<u>Y</u>	<u>FACW</u>	
2. <u>Spiraea douglasii</u>	<u>80</u>	<u>Y</u>	<u>FACW</u>	
3. <u>Gaultheria shallon</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>95</u> = Total Cover				
Herb Stratum (Plot size: 2m)				Hydrophytic Vegetation Indicators: ☒ Rapid Test for Hydrophytic Vegetation ☒ Dominance Test is >50% ☐ Prevalence Index is ≤3.0' ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Sphagnum moss</u>	<u>100</u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
11. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>0</u> = Total Cover				
Woody Vine Stratum (Plot size: 2m)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. <u>none</u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				
Remarks:				

SOIL

Sampling Point: TP-B1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-4	2.5YR 2.5/1	100					peat	
4-15+	10YR 2/1	100					gr mucky loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☒ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☒ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: ☐ 2 cm Muck (A10) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
---	--	--

Restrictive Layer (if present): Type: <u>none</u> Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
--	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)			Secondary Indicators (2 or more required)		
☐ Surface Water (A1) ☒ High Water Table (A2) ☒ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☒ No ☐ Depth (inches): <u>4"</u> Saturation Present? Yes ☒ No ☐ Depth (inches): <u>0"</u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: surface water ~ 5' to west

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: UHS Lacey City/County: Lacey / Thurston Sampling Date: 6/24/20
Applicant/Owner: UHS State: WA Sampling Point: TP-B2
Investigator(s): Scott Maharry Section, Township, Range: S02, T18N, R1W
Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Flat Slope (%): 0
Subregion (LRR): LRR A Lat: 47.074658° Long: -122.773476° Datum: WGS 84
Soil Map Unit Name: Alderwood GSal / McKenna GSil NWI classification: Non-Hydric

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: no indicators			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10m)			Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:				
1. <i>Pseudotsuga menziesii</i>	5	N	FACU	Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)						
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: 1 (B)						
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)						
4. _____	5	= Total Cover		Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____ Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☐ Dominance Test is >50% ☐ Prevalence Index is ≤3.0¹ ☐ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants¹ ☐ Problematic Hydrophytic Vegetation¹ (Explain) ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.						
Sapling/Shrub Stratum (Plot size: 5m)										
1. <i>Gaultheria shallon</i>	50	Y	FACU							
2. <i>Rubus ursinus</i>	5	N	FACU							
3. <i>Vaccinium parviflorum</i>	1	N	FAC							
4. <i>Spiraea douglasii</i>	5	N	FACW							
5. _____	_____	_____	_____							
Herb Stratum (Plot size: 2m)			61	= Total Cover						
1. <i>Pteridium aquilinum</i>	5	N	FACU							
2. _____	_____	_____	_____							
3. _____	_____	_____	_____							
4. _____	_____	_____	_____							
5. _____	_____	_____	_____							
6. _____	_____	_____	_____							
7. _____	_____	_____	_____							
8. _____	_____	_____	_____							
9. _____	_____	_____	_____							
10. _____	_____	_____	_____							
11. _____	_____	_____	_____							
Woody Vine Stratum (Plot size: 2m)			5	= Total Cover						
1. none	_____	_____	_____							
2. _____	_____	_____	_____							
% Bare Ground in Herb Stratum 29			0	= Total Cover						
Remarks:										

SOIL

Sampling Point: TP-D2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-13	10YR 3/2	100					gr loam	
13-19	10YR 4/2	99	10YR 4/4	1	C	M	gr sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: ☐ 2 cm Muck (A10) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
--	---	--

Restrictive Layer (if present): Type: <u>none</u> Depth (inches): <u> </u>	Hydric Soil Present? Yes ☐ No ☒
--	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)			Secondary Indicators (2 or more required)		
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u> </u> Water Table Present? Yes ☐ No ☒ Depth (inches): <u> </u> Saturation Present? Yes ☐ No ☒ Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: no hydrology indicators

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: UHS Lacey City/County: Lacey / Thurston Sampling Date: 6/24/20
 Applicant/Owner: UHS State: WA Sampling Point: TP-C1
 Investigator(s): Scott Maharry Section, Township, Range: S02, T18N, R1W
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Flat Slope (%): 0
 Subregion (LRR): LRR A Lat: 47.074535° Long: -122.770728° Datum: WGS 84
 Soil Map Unit Name: Alderwood GSaL / McKenna GSIL NWI classification: Non-Hydric

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: no wetland indicators present, plot ~2 ft above	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10m)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)
1. <u>Alnus rubra</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☐ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
Sapling/Shrub Stratum (Plot size: 5m)				Hydrophytic Vegetation Present? Yes ☐ No ☒
1. <u>Gaultheria shallon</u>	<u>60</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Corylus cornuta</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>	Hydrophytic Vegetation Present? Yes ☐ No ☒
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes ☐ No ☒
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
Herb Stratum (Plot size: 2m)				Hydrophytic Vegetation Present? Yes ☐ No ☒
1. <u>Pteridium aquilinum</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes ☐ No ☒
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes ☐ No ☒
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes ☐ No ☒
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes ☐ No ☒
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes ☐ No ☒
11. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
Woody Vine Stratum (Plot size: 2m)				Hydrophytic Vegetation Present? Yes ☐ No ☒
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes ☐ No ☒
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
% Bare Ground in Herb Stratum				Hydrophytic Vegetation Present? Yes ☐ No ☒
0 = Total Cover				
Remarks: Veg Community Upland				

Sampling Point: TP-C1

HYDROLOGY

Western Mountains, Valleys, and Coast – Version 2.0

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: UHS Lacey City/County: Lacey / Thurston Sampling Date: 6/24/20
Applicant/Owner: UHS State: WA Sampling Point: TP-C2
Investigator(s): Scott Maharry Section, Township, Range: S02, T18N, R1W
Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): Flat Slope (%): 0
Subregion (LRR): LRR A Lat: 47.074599° Long: -122.770714° Datum: WGS 84
Soil Map Unit Name: Alderwood GSAI / McKenna GSII NWI classification: Non-Hydric

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks: All parameters met			

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 10m)				
1. <i>none</i>				
2. _____				
3. _____				
4. _____				
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: 5m)				
1. <i>Spiraea douglasii</i>	55	Y	FACW	
2. <i>Salix sitchensis</i>	10	N	FAC	
3. _____				
4. _____				
5. _____				
	65	= Total Cover		
Herb Stratum (Plot size: 2m)				
1. <i>Ranunculus repens</i>	25	Yes	FACW	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	25	= Total Cover		
Woody Vine Stratum (Plot size: 2m)				
1. _____				
2. _____				
	0	= Total Cover		
% Bare Ground in Herb Stratum 10				
Remarks: Veg Community Hydrophytic				

Dominance Test worksheet:	
Number of Dominant Species That Are OBL, FACW, or FAC: 2	(A)
Total Number of Dominant Species Across All Strata: 2	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100	(A/B)
Prevalence Index worksheet:	
Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B)
Prevalence Index = B/A = _____	
Hydrophytic Vegetation Indicators:	
☒ Rapid Test for Hydrophytic Vegetation	
☒ Dominance Test is >50%	
☐ Prevalence Index is ≤3.0 ¹	
☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
☐ Wetland Non-Vascular Plants ¹	
☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
Hydrophytic Vegetation Present?	
Yes ☒	No ☐

SOIL

Sampling Point: TP-C2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
0-14	10YR 2/1	100					mucky loam	very greasy
14-21+	10YR 2/1	100					gr mucky loam	very greasy

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☒ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: ☐ 2 cm Muck (A10) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
--	--	--

Restrictive Layer (if present): Type: <u>none</u> Depth (inches): <u> </u>	Hydric Soil Present? Yes ☒ No ☐
--	---

Remarks: soils black and mucky, very greasy

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one required; check all that apply)</u>			<u>Secondary Indicators (2 or more required)</u>		
☐ Surface Water (A1) ☒ High Water Table (A2) ☒ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☒ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☒ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u> </u> Water Table Present? Yes ☒ No ☐ Depth (inches): <u>6"</u> Saturation Present? Yes ☒ No ☐ Depth (inches): <u>0"</u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: standing water ~ 6' from plot, obvious topo break at wetland boundary

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: UHS Lacey City/County: Lacey / Thurston Sampling Date: 6/24/20
 Applicant/Owner: UHS State: WA Sampling Point: TP-D1
 Investigator(s): Scott Maharry Section, Township, Range: S02, T18N, R1W
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): Flat Slope (%): 0
 Subregion (LRR): LRR A Lat: 47.074023° Long: -122.772449° Datum: WGS 84
 Soil Map Unit Name: Alderwood GSal / McKenna GSiL NWI classification: Non-Hydric

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10m)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>67</u> (A/B)
1. <u>Populus tremuloides</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>10</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: 5m)				
1. <u>Salix sitchensis</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	
2. <u>Spiraea douglasii</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: ☒ Rapid Test for Hydrophytic Vegetation ☒ Dominance Test is >50% ☐ Prevalence Index is ≤3.0' ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
5. _____	_____	_____	_____	
<u>25</u> = Total Cover				
Herb Stratum (Plot size: 2m)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>0</u> = Total Cover				Hydrophytic Vegetation Present? Yes ☒ No ☐
Woody Vine Stratum (Plot size: 2m)				
1. <u>none</u>	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>65</u>				Hydrophytic Vegetation Present? Yes ☒ No ☐
Remarks:				

Sampling Point: TP-D1

HYDROLOGY

Western Mountains, Valleys, and Coast – Version 2.0

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: UHS Lacey City/County: Lacey / Thurston Sampling Date: 6/24/20
 Applicant/Owner: UHS State: WA Sampling Point: TP-D2
 Investigator(s): Scott Maharry Section, Township, Range: S02, T18N, R1W
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Flat Slope (%): 0
 Subregion (LRR): LRR A Lat: 47.074112° Long: -122.772312° Datum: WGS 84
 Soil Map Unit Name: Alderwood GSal / McKenna GSiL NWI classification: Non-Hydric

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10m)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)
1. <u>Pseudotsuga menziesii</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>5</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: 5m)				
1. <u>Gaultheria shallon</u>	<u>70</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Corylus cornuta</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
3. <u>Holodiscus discolor</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
4. <u>Symphoricarpos albus</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☐ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
5. _____	_____	_____	_____	
<u>95</u> = Total Cover				
Herb Stratum (Plot size: 2m)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☐ No ☒
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☐ No ☒
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>0</u> = Total Cover				Hydrophytic Vegetation Present? Yes ☐ No ☒
Woody Vine Stratum (Plot size: 2m)				
1. <u>none</u>	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				
Remarks:				

SOIL

Sampling Point: TP-D2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
0-6	10YR 3/3	100					gr loam	
6-12	10YR 4/3	100					very gr sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: ☐ 2 cm Muck (A10) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks)
--	---	---

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: <u>very gravelly, compact soil</u> Depth (inches): <u>12 in</u>	Hydric Soil Present? Yes ☐ No ☒
--	---

Remarks: no hydro and no veg, assumed non-hydric soil below 12" due to hardpan soil

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: no hydrology indicators

OLYMPIA BEHAVIOR HEALTH



WETLAND ANALYSIS REPORT

APPENDIX D: WETLAND RATING FORMS

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 5/29/20

Rated by Wallin Trained by Ecology? ☒ Yes ☐ No Date of training 2014

HGM Class used for rating Depressional Wetland has multiple HGM classes? ☐ Y ☒ N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map Google Earth

OVERALL WETLAND CATEGORY III (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

- ☐ Category I – Total score = 23 - 27
☐ Category II – Total score = 20 - 22
☒ Category III – Total score = 16 - 19
☐ Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H ☒ M ☐ L ☐	H ☒ M ☐ L ☐	H ☐ M ☒ L ☐	
Landscape Potential	H ☐ M ☐ L ☒	H ☐ M ☐ L ☒	H ☐ M ☐ L ☒	
Value	H ☒ M ☐ L ☐	H ☐ M ☐ L ☒	H ☐ M ☒ L ☐	
Score Based on Ratings	7	5	5	17

**Score for each
function based
on three
ratings
(order of ratings
is not
important)**

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I ☐ II ☐
Wetland of High Conservation Value	I ☐
Bog	I ☐
Mature Forest	I ☐
Old Growth Forest	I ☐
Coastal Lagoon	I ☐ II ☐
Interdunal	I ☐ II ☐ III ☐ IV ☐
None of the above	☒

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☒ NO – go to 2

☐ YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

☐ NO – **Saltwater Tidal Fringe (Estuarine)**

☐ YES – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒ NO – go to 3

☐ YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☒ NO – go to 4

☐ YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

☐ The wetland is on a slope (*slope can be very gradual*),

☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

☐ The water leaves the wetland **without being impounded**.

☒ NO – go to 5

☐ YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

☐ The overbank flooding occurs at least once every 2 years.

Wetland name or number A

☒ NO – go to 6

☐ YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

☐ NO – go to 7

☒ YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐ NO – go to 8

☐ YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.		points = 3 ☒ points = 2 ☐ points = 1 ☐ points = 1 ☐
		3
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions)		Yes = 4 ☒ No = 0 ☐
		4
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area Wetland has persistent, ungrazed, plants > 1/2 of area Wetland has persistent, ungrazed plants > 1/10 of area Wetland has persistent, ungrazed plants < 1/10 of area		points = 5 ☒ points = 3 ☐ points = 1 ☐ points = 0 ☐
		5
D 1.4. Characteristics of seasonal ponding or inundation: <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > 1/2 total area of wetland Area seasonally ponded is > 1/4 total area of wetland Area seasonally ponded is < 1/4 total area of wetland		points = 4 ☒ points = 2 ☐ points = 0 ☐
		4
Total for D 1		Add the points in the boxes above
		16

Rating of Site Potential If score is: ☒ 12-16 = H ☐ 6-11 = M ☐ 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges?		Yes = 1 ☐ No = 0 ☒
		0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?		Yes = 1 ☐ No = 0 ☒
		0
D 2.3. Are there septic systems within 250 ft of the wetland?		Yes = 1 ☐ No = 0 ☒
		0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?		Yes = 1 ☐ No = 0 ☒
Source _____		
		0
Total for D 2		Add the points in the boxes above
		0

Rating of Landscape Potential If score is: ☐ 3 or 4 = H ☐ 1 or 2 = M ☒ 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?		Yes = 1 ☐ No = 0 ☒
		0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?		Yes = 1 ☐ No = 0 ☒
		0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?		Yes = 2 ☒ No = 0 ☐
		2
Total for D 3		Add the points in the boxes above
		2

Rating of Value If score is: ☒ 2-4 = H ☐ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS			
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation			
D 4.0. Does the site have the potential to reduce flooding and erosion?			
D 4.1. Characteristics of surface water outflows from the wetland:			
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4 ☒	4	
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2 ☐		
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1 ☐		
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0 ☐		
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.			
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7 ☐	3	
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5 ☐		
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3 ☒		
The wetland is a "headwater" wetland	points = 3 ☐		
Wetland is flat but has small depressions on the surface that trap water	points = 1 ☐		
Marks of ponding less than 0.5 ft (6 in)	points = 0 ☐		
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.			
The area of the basin is less than 10 times the area of the unit	points = 5 ☒	5	
The area of the basin is 10 to 100 times the area of the unit	points = 3 ☐		
The area of the basin is more than 100 times the area of the unit	points = 0 ☐		
Entire wetland is in the Flats class	points = 5 ☐		
Total for D 4		Add the points in the boxes above	12

Rating of Site Potential If score is: ☒ 12-16 = H ☐ 6-11 = M ☐ 0-5 = L

Record the rating on the first page

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?			
D 5.1. Does the wetland receive stormwater discharges?	Yes = 1 (No) = 0	0	
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	Yes = 1 (No) = 0	0	
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	Yes = 1 (No) = 0	0	
Total for D 5		Add the points in the boxes above	0

Rating of Landscape Potential If score is: ☐ 3 = H ☐ 1 or 2 = M ☒ 0 = L

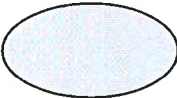
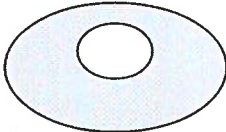
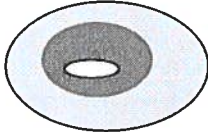
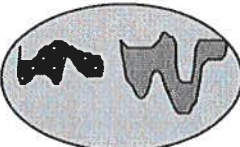
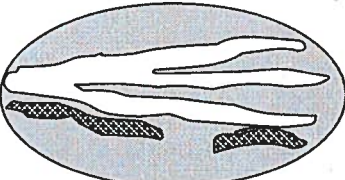
Record the rating on the first page

D 6.0. Are the hydrologic functions provided by the site valuable to society?			
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.			
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):			
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2 ☐	0	
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1 ☐		
Flooding from groundwater is an issue in the sub-basin.	points = 1 ☐		
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0 ☐		
There are no problems with flooding downstream of the wetland.		points = 0 ☒	
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?			
Yes = 2 (No) = 0		0	
Total for D 6		Add the points in the boxes above	0

Rating of Value If score is: ☐ 2-4 = H ☐ 1 = M ☒ 0 = L

Record the rating on the first page

Wetland name or number A

These questions apply to wetlands of all HGM classes.		
HABITAT FUNCTIONS - Indicators that site functions to provide important habitat		
H 1.0. Does the site have the potential to provide habitat?		
H 1.1. Structure of plant community: <i>Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.</i> ☐ Aquatic bed 4 structures or more: points = 4 ☐ Emergent 3 structures: points = 2 ☒ Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1 ☒ Forested (areas where trees have > 30% cover) 1 structure: points = 0 <i>If the unit has a Forested class, check if:</i> ☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon		2
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (<i>see text for descriptions of hydroperiods</i>). ☐ Permanently flooded or inundated 4 or more types present: points = 3 ☒ Seasonally flooded or inundated 3 types present: points = 2 ☐ Occasionally flooded or inundated 2 types present: points = 1 ☒ Saturated only 1 type present: points = 0 ☐ Permanently flowing stream or river in, or adjacent to, the wetland ☐ Seasonally flowing stream in, or adjacent to, the wetland ☐ Lake Fringe wetland 2 points ☐ Freshwater tidal wetland 2 points		1
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft². <i>Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle</i> If you counted: > 19 species points = 2 5 - 19 species points = 1 < 5 species points = 0		1
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. <i>If you have four or more plant classes or three classes and open water, the rating is always high.</i>  None = 0 points ☐  Low = 1 point ☐  Moderate = 2 points ☒     All three diagrams in this row are HIGH = 3 points ☐		2

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☐ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☒ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		2
Total for H 1	Add the points in the boxes above	8

Rating of Site Potential If score is: ☐ 15-18 = H ☒ 7-14 = M ☐ 0-6 = L

Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include only habitat that directly abuts wetland unit). Calculate: % undisturbed habitat $\frac{2.77}{100} + [(\% \text{ moderate and low intensity land uses})/2] \frac{0.00}{100} = 2.77\%$ If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. Calculate: % undisturbed habitat $\frac{18.80}{100} + [(\% \text{ moderate and low intensity land uses})/2] \frac{10.37}{100} = 29.17\%$ Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		1
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use 57.7% high intensity points = (-2) ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2	Add the points in the boxes above	-1

Rating of Landscape Potential If score is: ☐ 4-6 = H ☐ 1-3 = M ☒ < 1 = L

Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose only the highest score that applies to the wetland being rated. Site meets ANY of the following criteria: points = 2 ☐ ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 ☒ Site does not meet any of the criteria above points = 0 ☐	

Rating of Value If score is: ☐ 2 = H ☒ 1 = M ☐ 0 = L

Record the rating on the first page

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- ☒ **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☒ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt ☐ Yes – Go to SC 1.1 ☐ No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? ☐ Yes = Category I ☐ No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? ☐ — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) ☐ — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. ☐ — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. ☐ Yes = Category I ☐ No = Category II	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? ☐ Yes – Go to SC 2.2 ☐ No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? ☐ Yes = Category I ☐ No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasetsearch/wnhpwetlands.pdf ☐ Yes – Contact WNHP/WDNR and go to SC 2.4 ☐ No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? ☐ Yes = Category I ☐ No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? ☐ Yes – Go to SC 3.3 ☐ No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? ☐ Yes – Go to SC 3.3 ☐ No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? ☐ Yes = Is a Category I bog ☐ No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? ☐ Yes = Is a Category I bog ☐ No = Is not a bog	Cat. I

Wetland name or number A

SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> ☐ Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. ☐ Mature forests (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). ☐ Yes = Category I ☐ No = Not a forested wetland for this section	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) ☐ Yes – Go to SC 5.1 ☐ No = Not a wetland in a coastal lagoon SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland is larger than 1/10 ac (4350 ft²) ☐ Yes = Category I ☐ No = Category II	Cat. I Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 ☐ Yes – Go to SC 6.1 ☐ No = not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? ☐ Yes = Category I ☐ No – Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? ☐ Yes = Category II ☐ No – Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? ☐ Yes = Category III ☐ No = Category IV	Cat I Cat. II Cat. III Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	N/A

Wetland name or number A

This page left blank intentionally

Wetland name or number B

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland B Date of site visit: 5/29/20

Rated by Wallin Trained by Ecology? ☒ Yes ☐ No Date of training 2014

HGM Class used for rating Depressional Wetland has multiple HGM classes? ☐ Y ☒ N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map Google Earth

OVERALL WETLAND CATEGORY I (based on functions ☐ or special characteristics ☒)

1. Category of wetland based on FUNCTIONS

- ☒ **Category I** – Total score = 23 - 27
☐ **Category II** – Total score = 20 - 22
☐ **Category III** – Total score = 16 - 19
☐ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H ☒ M ☐ L ☐	H ☒ M ☐ L ☐	H ☐ M ☒ L ☐	
Landscape Potential	H ☐ M ☒ L ☐	H ☐ M ☒ L ☐	H ☐ M ☐ L ☒	
Value	H ☒ M ☐ L ☐	H ☐ M ☐ L ☒	H ☒ M ☐ L ☐	TOTAL
Score Based on Ratings	8	6	6	20

Score for each function based on three ratings (order of ratings is not important)

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I ☐ II ☐
Wetland of High Conservation Value	I ☒
Bog	I ☐
Mature Forest	I ☐
Old Growth Forest	I ☐
Coastal Lagoon	I ☐ II ☐
Interdunal	I ☐ II ☐ III ☐ IV ☐
None of the above	☒

Wetland name or number B

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☒ NO – go to 2

☐ YES – the wetland class is **Tidal Fringe** – go to 1.1

1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

☐ NO – **Saltwater Tidal Fringe (Estuarine)**

☒ YES – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒ NO – go to 3

☐ YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☒ NO – go to 4

☐ YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

☐ The wetland is on a slope (*slope can be very gradual*),

☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

☐ The water leaves the wetland **without being impounded**.

☒ NO – go to 5

☐ YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

☐ The overbank flooding occurs at least once every 2 years.

Wetland name or number B

☒ NO – go to 6

☐ YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

☐ NO – go to 7

☒ YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐ NO – go to 8

☐ YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number B

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 ☐ Wetland has an <u>intermittently flowing stream or ditch</u> OR highly constricted permanently flowing outlet. points = 2 ☒ Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 ☐ Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1 ☐		2
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions) (Yes = 4 No = 0)		4
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 ☒ Wetland has persistent, ungrazed, plants > 1/2 of area points = 3 ☐ Wetland has persistent, ungrazed plants > 1/10 of area points = 1 ☐ Wetland has persistent, ungrazed plants < 1/10 of area points = 0 ☐		5
D 1.4. Characteristics of seasonal ponding or inundation: <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > 1/2 total area of wetland points = 4 ☒ Area seasonally ponded is > 1/4 total area of wetland points = 2 ☐ Area seasonally ponded is < 1/4 total area of wetland points = 0 ☐		4
Total for D 1 Add the points in the boxes above		15

Rating of Site Potential If score is: ☒ 12-16 = H ☐ 6-11 = M ☐ 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0		0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? (Yes) = 1 No = 0		1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0		0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source _____ Yes = 1 No = 0		0
Total for D 2 Add the points in the boxes above		1

Rating of Landscape Potential If score is: ☐ 3 or 4 = H ☒ 1 or 2 = M ☐ 0 = L Record the rating on the first page

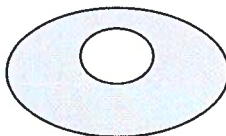
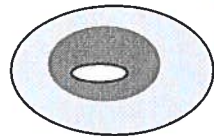
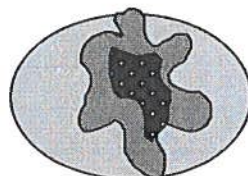
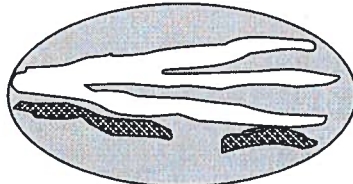
D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0		0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0		0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)? (Yes) = 2 No = 0		2
Total for D 3 Add the points in the boxes above		2

Rating of Value If score is: ☒ 2-4 = H ☐ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number B

DEPRESSIONAL AND FLATS WETLANDS		
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation		
D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 ☐ Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 ☒ 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 ☐ Wetland has an unconfined, or slightly constricted, surface outlet that is permanently flowing points = 0 ☐		
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part. Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 ☐ Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 ☐ Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 ☒ 3 The wetland is a "headwater" wetland points = 3 ☐ Wetland is flat but has small depressions on the surface that trap water points = 1 ☐ Marks of ponding less than 0.5 ft (6 in) points = 0 ☐		
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself. The area of the basin is less than 10 times the area of the unit points = 5 ☒ 5 The area of the basin is 10 to 100 times the area of the unit points = 3 ☐ The area of the basin is more than 100 times the area of the unit points = 0 ☐ Entire wetland is in the Flats class points = 5 ☐		
Total for D 4		Add the points in the boxes above 10
Rating of Site Potential If score is: ☒ 12-16 = H ☐ 6-11 = M ☐ 0-5 = L Record the rating on the first page		
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 (No) = 0		0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? (Yes) = 1 No = 0		1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 (No) = 0		0
Total for D 5		Add the points in the boxes above 1
Rating of Landscape Potential If score is: ☐ 3 = H ☒ 1 or 2 = M ☐ 0 = L Record the rating on the first page		
D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met. The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 ☐ • Surface flooding problems are in a sub-basin farther down-gradient. points = 1 ☐ Flooding from groundwater is an issue in the sub-basin. points = 1 ☐ The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____ points = 0 ☐ There are no problems with flooding downstream of the wetland. points = 0 ☒ 0		
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 (No) = 0		0
Total for D 6		Add the points in the boxes above 0
Rating of Value If score is: ☐ 2-4 = H ☐ 1 = M ☒ 0 = L Record the rating on the first page		

Wetland name or number B

These questions apply to wetlands of all HGM classes.		
HABITAT FUNCTIONS - Indicators that site functions to provide important habitat		
H 1.0. Does the site have the potential to provide habitat?		
H 1.1. Structure of plant community: <i>Indicators are Cowardin classes and strata within the Forested class.</i> Check the Cowardin plant classes in the wetland. <i>Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.</i> ☐ Aquatic bed 4 structures or more: points = 4 ☐ Emergent 3 structures: points = 2 ☒ Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1 ☒ Forested (areas where trees have > 30% cover) 1 structure: points = 0 <i>If the unit has a Forested class, check if:</i> ☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon		2
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (<i>see text for descriptions of hydroperiods</i>). ☐ Permanently flooded or inundated 4 or more types present: points = 3 ☒ Seasonally flooded or inundated 3 types present: points = 2 ☐ Occasionally flooded or inundated 2 types present: points = 1 ☒ Saturated only 1 type present: points = 0 ☐ Permanently flowing stream or river in, or adjacent to, the wetland ☐ Seasonally flowing stream in, or adjacent to, the wetland ☐ Lake Fringe wetland 2 points ☐ Freshwater tidal wetland 2 points		1
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft². <i>Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle</i> If you counted: > 19 species points = 2 5 - 19 species points = 1 < 5 species points = 0		1
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. <i>If you have four or more plant classes or three classes and open water, the rating is always high.</i>  None = 0 points ☐  Low = 1 point ☐  Moderate = 2 points ☒     All three diagrams in this row are HIGH = 3 points ☐		2

Wetland name or number B

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☐ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☒ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		2
Total for H 1		8

Rating of Site Potential If score is: ☐ 15-18 = H ☒ 7-14 = M ☐ 0-6 = L Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). <i>Calculate:</i> % undisturbed habitat $\frac{2.77}{33.3} + [(\% \text{ moderate and low intensity land uses})/2] \frac{0.00}{10.0} = 2.77\%$ If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. <i>Calculate:</i> % undisturbed habitat $\frac{18.80}{50} + [(\% \text{ moderate and low intensity land uses})/2] \frac{10.37}{10.0} = 29.17\%$ Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		1
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2		-1

Rating of Landscape Potential If score is: ☐ 4-6 = H ☐ 1-3 = M ☒ < 1 = L Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i> Site meets ANY of the following criteria: points = 2 ☒ ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☒ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 ☐ Site does not meet any of the criteria above points = 0 ☐	

Rating of Value If score is: ☒ 2 = H ☐ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number B

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- ☒ **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☒ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number B

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt ☐ Yes –Go to SC 1.1 ☒ No= Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? ☐ Yes = Category I ☐ No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? ☐ — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) ☐ — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. ☐ — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. ☐ Yes = Category I ☐ No = Category II	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? ☒ Yes – Go to SC 2.2 ☐ No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? ☒ Yes = Category I ☐ No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf ☐ Yes – Contact WNHP/WDNR and go to SC 2.4 ☐ No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? ☐ Yes = Category I ☐ No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? ☐ Yes – Go to SC 3.3 ☒ No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? ☐ Yes – Go to SC 3.3 ☒ No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? ☐ Yes = Is a Category I bog ☒ No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? ☐ Yes = Is a Category I bog ☒ No = Is not a bog	Cat. I

Wetland name or number B

SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> ☐ — Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. ☐ — Mature forests (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). ☐ Yes = Category I ☒ No = Not a forested wetland for this section	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) ☐ Yes – Go to SC 5.1 ☒ No = Not a wetland in a coastal lagoon SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¼ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland is larger than 1/10 ac (4350 ft²) ☐ Yes = Category I ☐ No = Category II	Cat. I Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 ☐ Yes – Go to SC 6.1 ☒ No = not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? ☐ Yes = Category I ☐ No – Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? ☐ Yes = Category II ☐ No – Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? ☐ Yes = Category III ☐ No = Category IV	Cat I Cat. II Cat. III Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	N/A

Wetland name or number B

This page left blank intentionally

Wetland name or number C

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland C Date of site visit: 5/29/20
 Rated by Wallin Trained by Ecology? ☒ Yes ☐ No Date of training 2014
 HGM Class used for rating Depressional Wetland has multiple HGM classes? ☐ Y ☒ N

NOTE: Form is not complete without the figures requested (figures can be combined).
 Source of base aerial photo/map Google Earth

OVERALL WETLAND CATEGORY III (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

- ☐ Category I – Total score = 23 - 27
☐ Category II – Total score = 20 - 22
☒ Category III – Total score = 16 - 19
☐ Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H ☒ M ☐ L ☐	H ☒ M ☐ L ☐	H ☐ M ☐ L ☒	
Landscape Potential	H ☐ M ☐ L ☒	H ☐ M ☐ L ☒	H ☐ M ☐ L ☒	
Value	H ☒ M ☐ L ☐	H ☐ M ☐ L ☒	H ☐ M ☒ L ☐	TOTAL
Score Based on Ratings	7	5	4	16

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H
 8 = H,H,M
 7 = H,H,L
 7 = H,M,M
 6 = H,M,L
 6 = M,M,M
 5 = H,L,L
 5 = M,M,L
 4 = M,L,L
 3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I ☐ II ☐
Wetland of High Conservation Value	I ☐
Bog	I ☐
Mature Forest	I ☐
Old Growth Forest	I ☐
Coastal Lagoon	I ☐ II ☐
Interdunal	I ☐ II ☐ III ☐ IV ☐
None of the above	☒

Wetland name or number C

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☒ NO – go to 2

☐ YES – the wetland class is **Tidal Fringe** – go to 1.1

1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

☐ NO – **Saltwater Tidal Fringe (Estuarine)**

☐ YES – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒ NO – go to 3

☐ YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☒ NO – go to 4

☐ YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

☐ The wetland is on a slope (*slope can be very gradual*),

☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

☐ The water leaves the wetland **without being impounded**.

☒ NO – go to 5

☐ YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

☐ The overbank flooding occurs at least once every 2 years.

Wetland name or number C

☒ NO – go to 6

☐ YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

☐ NO – go to 7

☒ YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐ NO – go to 8

☐ YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number C

DEPRESSIONAL AND FLATS WETLANDS		
Water Quality Functions - Indicators that the site functions to improve water quality		
D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 ☒ Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 ☐ Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 ☐ Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1 ☐	3	
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions) Yes = 4 No = 0	4	
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 ☒ Wetland has persistent, ungrazed, plants > 1/2 of area points = 3 ☐ Wetland has persistent, ungrazed plants > 1/10 of area points = 1 ☐ Wetland has persistent, ungrazed plants < 1/10 of area points = 0 ☐	5	
D 1.4. Characteristics of seasonal ponding or inundation: <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > 1/2 total area of wetland points = 4 ☒ Area seasonally ponded is > 1/4 total area of wetland points = 2 ☐ Area seasonally ponded is < 1/4 total area of wetland points = 0 ☐	4	
Total for D 1	Add the points in the boxes above	16

Rating of Site Potential If score is: ☒ 12-16 = H ☐ 6-11 = M ☐ 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 (No) = 0	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 (No) = 0	0
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 (No) = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source _____	Yes = 1 (No) = 0	0
Total for D 2	Add the points in the boxes above	0

Rating of Landscape Potential If score is: ☐ 3 or 4 = H ☐ 1 or 2 = M ☒ 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 (No) = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 (No) = 0	0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	(Yes) = 2 No = 0	2
Total for D 3	Add the points in the boxes above	2

Rating of Value If score is: ☒ 2-4 = H ☐ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number C

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland:

- Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 ☒
- Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 ☐ 4
- Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 ☐
- Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0 ☐

D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.

- Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 ☐
- Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 ☐
- Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 ☒ 3
- The wetland is a "headwater" wetland points = 3 ☐
- Wetland is flat but has small depressions on the surface that trap water points = 1 ☐
- Marks of ponding less than 0.5 ft (6 in) points = 0 ☐

D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.

- The area of the basin is less than 10 times the area of the unit points = 5 ☒ 5
- The area of the basin is 10 to 100 times the area of the unit points = 3 ☐
- The area of the basin is more than 100 times the area of the unit points = 0 ☐
- Entire wetland is in the Flats class points = 5 ☐

Total for D 4

Add the points in the boxes above

12

Rating of Site Potential If score is: ☒ 12-16 = H ☐ 6-11 = M ☐ 0-5 = L

Record the rating on the first page

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges? Yes = 1 (No) = 0 0

D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 (No) = 0 0

D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 (No) = 0 0

Total for D 5

Add the points in the boxes above

0

Rating of Landscape Potential If score is: ☐ 3 = H ☐ 1 or 2 = M ☒ 0 = L

Record the rating on the first page

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.

- The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):
- Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 ☐
 - Surface flooding problems are in a sub-basin farther down-gradient. points = 1 ☐
- Flooding from groundwater is an issue in the sub-basin. points = 1 ☐
- The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____ points = 0 ☐
- There are no problems with flooding downstream of the wetland. points = 0 ☒ 0

D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?

Yes = 2 (No) = 0 0

Total for D 6

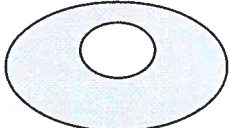
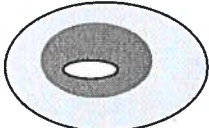
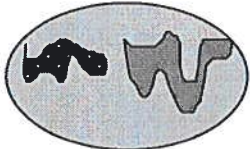
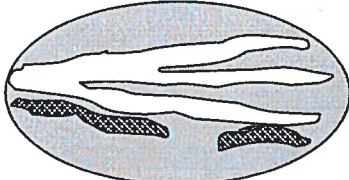
Add the points in the boxes above

0

Rating of Value If score is: ☐ 2-4 = H ☐ 1 = M ☒ 0 = L

Record the rating on the first page

Wetland name or number C

These questions apply to wetlands of all HGM classes.	
HABITAT FUNCTIONS - Indicators that site functions to provide important habitat	
H 1.0. Does the site have the potential to provide habitat?	
H 1.1. Structure of plant community: <i>Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.</i> ☐ Aquatic bed 4 structures or more: points = 4 ☐ Emergent 3 structures: points = 2 ☒ Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1 ☐ Forested (areas where trees have > 30% cover) 1 structure: points = 0 <i>If the unit has a Forested class, check if:</i> ☐ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon	0
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (<i>see text for descriptions of hydroperiods</i>). ☐ Permanently flooded or inundated 4 or more types present: points = 3 ☒ Seasonally flooded or inundated 3 types present: points = 2 ☐ Occasionally flooded or inundated 2 types present: points = 1 ☒ Saturated only 1 type present: points = 0 ☐ Permanently flowing stream or river in, or adjacent to, the wetland ☐ Seasonally flowing stream in, or adjacent to, the wetland ☐ Lake Fringe wetland 2 points ☐ Freshwater tidal wetland 2 points	2
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft². <i>Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle</i> If you counted: > 19 species points = 2 5 - 19 species points = 1 < 5 species points = 0	1
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. <i>If you have four or more plant classes or three classes and open water, the rating is always high.</i>  None = 0 points ☒  Low = 1 point ☐  Moderate = 2 points ☐     All three diagrams in this row are HIGH = 3 points ☐	0

Wetland name or number C

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☐ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☒ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		2
Total for H 1	Add the points in the boxes above	5

Rating of Site Potential If score is: ☐ 15-18 = H ☐ 7-14 = M ☒ 0-6 = L

Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). Calculate: % undisturbed habitat $\frac{2.77}{100} + [(\% \text{ moderate and low intensity land uses})/2] \frac{0.00}{100} = 2.77\%$ If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. Calculate: % undisturbed habitat $\frac{18.80}{100} + [(\% \text{ moderate and low intensity land uses})/2] \frac{10.37}{100} = 29.17\%$ Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		1
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use 57.7% high intensity points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2	Add the points in the boxes above	-1

Rating of Landscape Potential If score is: ☐ 4-6 = H ☐ 1-3 = M ☒ < 1 = L

Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose <i>only the highest score that applies to the wetland being rated</i>. Site meets ANY of the following criteria: points = 2 ☐ ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 ☒ Site does not meet any of the criteria above points = 0 ☐	

Rating of Value If score is: ☐ 2 = H ☒ 1 = M ☐ 0 = L

Record the rating on the first page

Wetland name or number C

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- X — **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- X — **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number C

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt ☐ Yes –Go to SC 1.1 ☐ No= Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? ☐ Yes = Category I ☐ No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? ☐ — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) ☐ — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. ☐ — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. ☐ Yes = Category I ☐ No = Category II	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? ☐ Yes – Go to SC 2.2 ☐ No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? ☐ Yes = Category I ☐ No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf ☐ Yes – Contact WNHP/WDNR and go to SC 2.4 ☐ No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? ☐ Yes = Category I ☐ No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? ☐ Yes – Go to SC 3.3 ☐ No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? ☐ Yes – Go to SC 3.3 ☐ No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? ☐ Yes = Is a Category I bog ☐ No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? ☐ Yes = Is a Category I bog ☐ No = Is not a bog	Cat. I

Wetland name or number C

SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> ☐ — Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. ☐ — Mature forests (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). ☐ Yes = Category I ☐ No = Not a forested wetland for this section	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) ☐ Yes – Go to SC 5.1 ☐ No = Not a wetland in a coastal lagoon SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland is larger than 1/10 ac (4350 ft²) ☐ Yes = Category I ☐ No = Category II	Cat. I Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 ☐ Yes – Go to SC 6.1 ☐ No = not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? ☐ Yes = Category I ☐ No – Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? ☐ Yes = Category II ☐ No – Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? ☐ Yes = Category III ☐ No = Category IV	Cat I Cat. II Cat. III Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	N/A

Wetland name or number C

This page left blank intentionally

Wetland name or number D

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland D Date of site visit: 5/29/20
Rated by Wallin Trained by Ecology? ☒ Yes ☐ No Date of training 2014
HGM Class used for rating Depressional Wetland has multiple HGM classes? ☐ Y ☒ N

NOTE: Form is not complete without the figures requested (figures can be combined).
Source of base aerial photo/map Google Earth

OVERALL WETLAND CATEGORY III (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

- ☐ Category I – Total score = 23 - 27
☐ Category II – Total score = 20 - 22
☒ Category III – Total score = 16 - 19
☐ Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H ☒ M ☐ L ☐	H ☒ M ☐ L ☐	H ☐ M ☐ L ☒	
Landscape Potential	H ☐ M ☒ L ☐	H ☐ M ☒ L ☐	H ☐ M ☐ L ☒	
Value	H ☒ M ☐ L ☐	H ☐ M ☐ L ☒	H ☐ M ☒ L ☐	TOTAL
Score Based on Ratings	8	6	4	18

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I ☐ II ☐
Wetland of High Conservation Value	I ☐
Bog	I ☐
Mature Forest	I ☐
Old Growth Forest	I ☐
Coastal Lagoon	I ☐ II ☐
Interdunal	I ☐ II ☐ III ☐ IV ☐
None of the above	☒

Wetland name or number D

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☒ NO – go to 2

☐ YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

☐ NO – **Saltwater Tidal Fringe (Estuarine)**

☐ YES – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒ NO – go to 3

☐ YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☒ NO – go to 4

☐ YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

☐ The wetland is on a slope (*slope can be very gradual*),

☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

☐ The water leaves the wetland **without being impounded**.

☒ NO – go to 5

☐ YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

☐ The overbank flooding occurs at least once every 2 years.

Wetland name or number D

☒ NO – go to 6

☐ YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

☐ NO – go to 7

☒ YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐ NO – go to 8

☐ YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number D

DEPRESSIONAL AND FLATS WETLANDS		
Water Quality Functions - Indicators that the site functions to improve water quality		
D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 ☒ Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 ☐ Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing. points = 1 ☐ Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1 ☐	3	
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). (Yes) = 4 No = 0	4	
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 ☒ Wetland has persistent, ungrazed, plants > 1/2 of area points = 3 ☐ Wetland has persistent, ungrazed plants > 1/10 of area points = 1 ☐ Wetland has persistent, ungrazed plants < 1/10 of area points = 0 ☐	5	
D 1.4. Characteristics of seasonal ponding or inundation: <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > 1/2 total area of wetland points = 4 ☒ Area seasonally ponded is > 1/4 total area of wetland points = 2 ☐ Area seasonally ponded is < 1/4 total area of wetland points = 0 ☐	4	
Total for D 1	Add the points in the boxes above	16

Rating of Site Potential If score is: ☒ 12-16 = H ☐ 6-11 = M ☐ 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 (No) = 0	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	(Yes) = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 (No) = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source _____	Yes = 1 (No) = 0	0
Total for D 2	Add the points in the boxes above	1

Rating of Landscape Potential If score is: ☐ 3 or 4 = H ☒ 1 or 2 = M ☐ 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 (No) = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 (No) = 0	0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	(Yes) = 2 No = 0	2
Total for D 3	Add the points in the boxes above	2

Rating of Value If score is: ☒ 2-4 = H ☐ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number D

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland:

- Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 ☒
- Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 ☐ 4
- Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 ☐
- Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0 ☐

D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.

- Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 ☐
- Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 ☐
- Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 ☒ 3
- The wetland is a "headwater" wetland points = 3 ☐
- Wetland is flat but has small depressions on the surface that trap water points = 1 ☐
- Marks of ponding less than 0.5 ft (6 in) points = 0 ☐

D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.

- The area of the basin is less than 10 times the area of the unit points = 5 ☒ 5
- The area of the basin is 10 to 100 times the area of the unit points = 3 ☐
- The area of the basin is more than 100 times the area of the unit points = 0 ☐
- Entire wetland is in the Flats class points = 5 ☐

Total for D 4

Add the points in the boxes above

12

Rating of Site Potential If score is: ☒ 12-16 = H ☐ 6-11 = M ☐ 0-5 = L

Record the rating on the first page

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges? Yes = 1 (No) = 0 0

D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? (Yes) = 1 No = 0 1

D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 (No) = 0 0

Total for D 5

Add the points in the boxes above

1

Rating of Landscape Potential If score is: ☐ 3 = H ☒ 1 or 2 = M ☐ 0 = L

Record the rating on the first page

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.

- The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):
- Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 ☐
 - Surface flooding problems are in a sub-basin farther down-gradient. points = 1 ☐
 - Flooding from groundwater is an issue in the sub-basin. points = 1 ☐
- The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____ points = 0 ☐
- There are no problems with flooding downstream of the wetland. points = 0 ☒ 0

D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?

Yes = 2 (No) = 0 0

Total for D 6

Add the points in the boxes above

0

Rating of Value If score is: ☐ 2-4 = H ☐ 1 = M ☒ 0 = L

Record the rating on the first page

Wetland name or number D

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- | | |
|---|----------------------------------|
| ☐ Aquatic bed | 4 structures or more: points = 4 |
| ☐ Emergent | 3 structures: points = 2 |
| ☐ Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 |
| ☒ Forested (areas where trees have > 30% cover) | 1 structure: points = 0 |

If the unit has a Forested class, check if:

- ☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

1

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- | | |
|--|-------------------------------------|
| ☐ Permanently flooded or inundated | 4 or more types present: points = 3 |
| ☒ Seasonally flooded or inundated | 3 types present: points = 2 |
| ☐ Occasionally flooded or inundated | 2 types present: points = 1 |
| ☒ Saturated only | 1 type present: points = 0 |
|
 | |
| ☐ Permanently flowing stream or river in, or adjacent to, the wetland | |
| ☐ Seasonally flowing stream in, or adjacent to, the wetland | |
| ☐ Lake Fringe wetland | 2 points |
| ☐ Freshwater tidal wetland | 2 points |

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

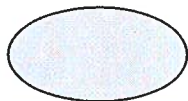
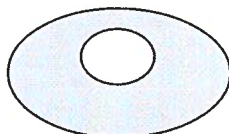
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

If you counted: > 19 species	points = 2
5 - 19 species	points = 1
< 5 species	points = 0

1

H 1.4. Interspersion of habitats

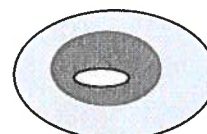
Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*

None = 0 points ☒

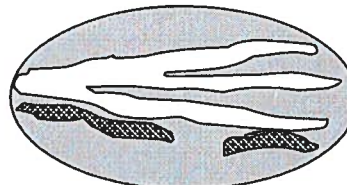
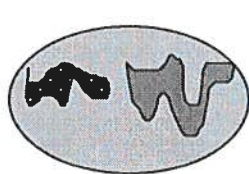
Low = 1 point ☐



Moderate = 2 points ☐



0



All three diagrams in this row are **HIGH** = 3points ☐

Wetland name or number D

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☐ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☒ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		2
Total for H 1		5

Rating of Site Potential If score is: ☐ 15-18 = H ☐ 7-14 = M ☒ 0-6 = L Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). <i>Calculate:</i> % undisturbed habitat $\frac{2.77}{100} + [(\% \text{ moderate and low intensity land uses})/2] \frac{0.00}{100} = 2.77\%$ If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. <i>Calculate:</i> % undisturbed habitat $\frac{18.80}{100} + [(\% \text{ moderate and low intensity land uses})/2] \frac{10.37}{100} = 29.17\%$ Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		1
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2		-1

Rating of Landscape Potential If score is: ☐ 4-6 = H ☐ 1-3 = M ☒ < 1 = L Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i> Site meets ANY of the following criteria: points = 2 ☐ ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 ☒ Site does not meet any of the criteria above points = 0 ☐		1

Rating of Value If score is: ☐ 2 = H ☒ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number D

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- ☒ **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☒ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number D

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt ☐ Yes – Go to SC 1.1 ☒ No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? ☐ Yes = Category I ☐ No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? ☐ — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) ☐ — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. ☐ — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. ☐ Yes = Category I ☐ No = Category II	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? ☐ Yes – Go to SC 2.2 ☒ No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? ☐ Yes = Category I ☒ No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf ☐ Yes – Contact WNHP/WDNR and go to SC 2.4 ☐ No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? ☐ Yes = Category I ☐ No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? ☐ Yes – Go to SC 3.3 ☒ No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? ☐ Yes – Go to SC 3.3 ☒ No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? ☐ Yes = Is a Category I bog ☐ No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? ☐ Yes = Is a Category I bog ☐ No = Is not a bog	Cat. I

Wetland name or number D

SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> ☐ — Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. ☐ — Mature forests (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). ☐ Yes = Category I ☒ No = Not a forested wetland for this section	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) ☐ Yes – Go to SC 5.1 ☒ No = Not a wetland in a coastal lagoon SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland is larger than 1/10 ac (4350 ft²) ☐ Yes = Category I ☐ No = Category II	Cat. I Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 ☐ Yes – Go to SC 6.1 ☒ No = not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? ☐ Yes = Category I ☐ No – Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? ☐ Yes = Category II ☐ No – Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? ☐ Yes = Category III ☐ No = Category IV	Cat I Cat. II Cat. III Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	N/A

Wetland name or number D

This page left blank intentionally



SHEET 1 OF 5	COWARDIN, CONTRIBUTING BASIN, AND 150 FT. RATING BUFFER MAP	OLYMPIA BEHAVIORAL HEALTH WETLAND ANALYSIS REPORT	Grette Associates LLC ENVIRONMENTAL CONSULTANTS 2102 North 30th Street, Suite A TACOMA, WA 98403 (253) 577-9300 grettassociates.com	CLIENT: CLIENT	PROJECT #: 3046.001 DESIGNED BY: CW CHECKED BY: SM	DATE: 06/11/20 DATE: 06/11/20
	SITE ADDRESS: LACEY, WA	DRAWING SCALE: NTS				

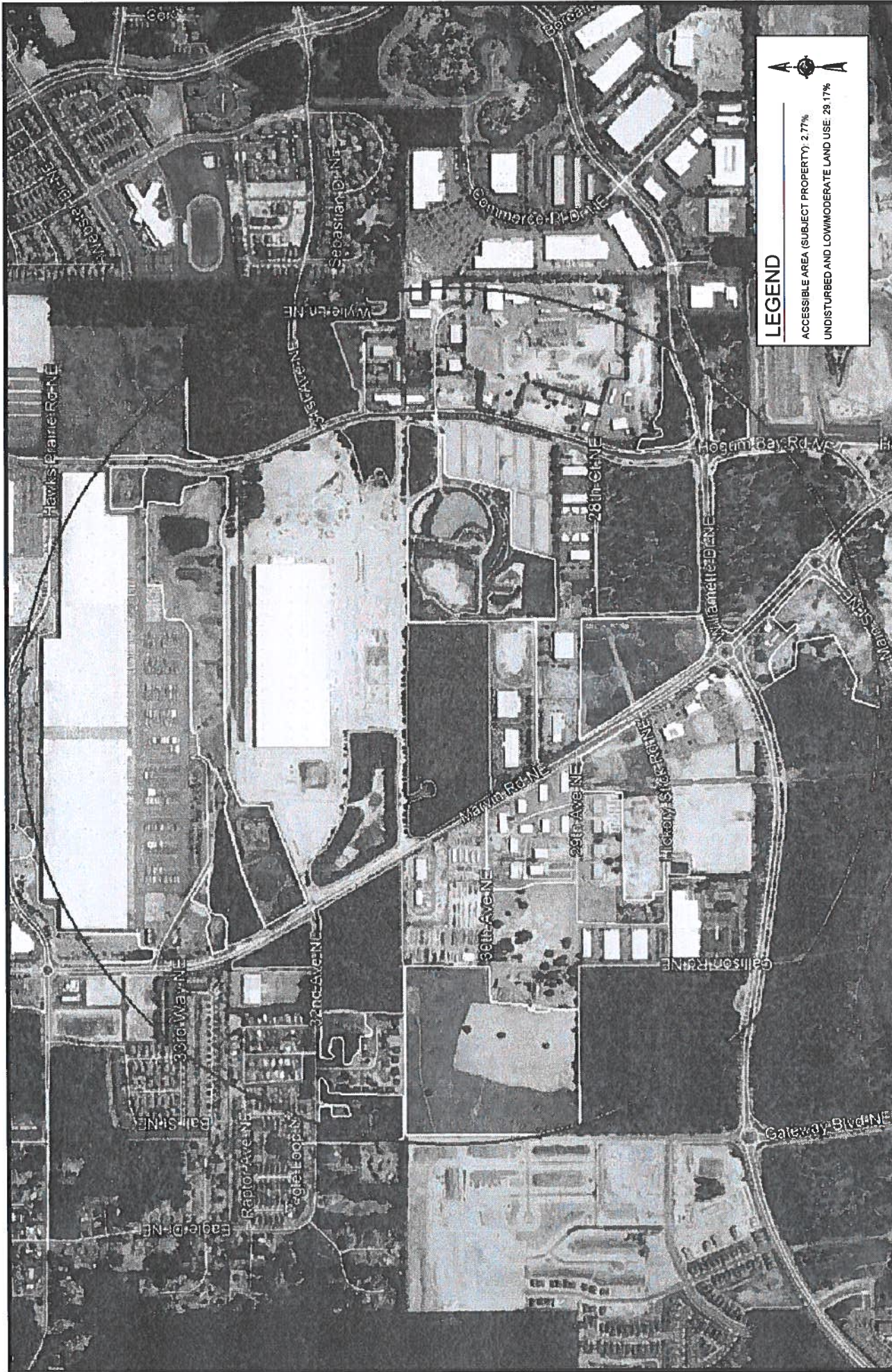


LEGEND

SATURATED ONLY WETLAND AREA

SEASONALLY FLOODED WETLAND AREA

SHEET 2 OF 5	HYDROPERIOD AND OUTLET MAP		OLYMPIA BEHAVIORAL HEALTH WETLAND ANALYSIS REPORT		 Grette Associates LLC ENVIRONMENTAL CONSULTANTS 2102 North 30th Street, Suite A TACOMA, WA 98403 (253) 573-9300 gretteassociates.com
	SITE ADDRESS: LACEY, WA		CLIENT: CLIENT		
DRAWING SCALE: NTS		PROJECT # 3046.001 DESIGNED BY: CW CHECKED BY: SM		DATE: 06/11/20 DATE: 06/11/20	



LEGEND

ACCESSIBLE AREA (SUBJECT PROPERTY): 2.77%
 UNDISTURBED AND LOW/MODERATE LAND USE: 29.17%



Grette Associates LLC
 ENVIRONMENTAL CONSULTANTS
 2102 North 30th Street, Suite A
 TACOMA, WA 98403
 (253) 572-9300
 grettaassociates.com

CLIENT:	PROJECT # 3046.001
CLIENT	DESIGNED BY: CW
	CHECKED BY: SM
	DATE: 08/11/20
	DATE: 08/11/20

OLYMPIA BEHAVIORAL HEALTH WETLAND ANALYSIS REPORT

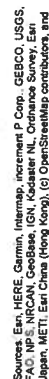
SITE ADDRESS: LACEY, WA	DRAWING SCALE: NTS
----------------------------	-----------------------

1K HABITAT MAP

SHEET

3

OF 5



100% DEPARTMENT OF ECOLOGY

Water

Category 5 - 303d
Category 4C
Category 4B
Category 4A
Category 2
Category 1

Sediment

Category 5 - 303d
Category 4C
Category 4B
Category 4A
Category 2
Category 1

 WQ Standards

305

303d MAP

OLYMPIA BEHAVIORAL HEALTH WETLAND ANALYSIS REPORT

Grette Associates LLC
ENVIRONMENTAL CONSULTANTS

2102 North 30th Street, Suite A
TACOMA, WA 98403
(253) 573-9300
gratiasocialles.com

CLIENT:

SITE ADDRESS:
LACEY, WA

DRAWING SCALE:
NTS

PROJECT # 3046.001

DATE: 06/11/20

OLYMPIA BEHAVIORAL HEALTH
WETLAND ANALYSIS REPORT



ENVIRONMENTAL CONSULTANTS
2102 North 30th Street, Suite A
TACOMA, WA 98403
(253) 573-9300
grettaassociates.com

PROJECT #: 3046.001
DESIGNED BY: CW
CHECKED BY: SM
DATE: 06/11/20
DATE: 06/11/20

CLIENT: CLIENT
DRAWING SCALE: NTS
SITE ADDRESS: LACEY, WA

6/4/2020



Thurston County | Washington State Department of Ecology

Ecology homepage > Water & Shorelines > Water Improvement > Total Maximum Daily Load
process > Directory of projects > Thurston County

Water quality improvement projects

Select the waterbody or pollutant name to

Waterbody, Name(s) Pollutant(s)	Status	Project Lead(s)
Deschutes River	Temperature	EPA Approved and Leanne Weiss 360-407-0243
Deschutes River	Dissolved Oxygen pH Sediment Fecal Coliform	Pending Leanne Weiss 360-407-0243
Budd Inlet	Dissolved Oxygen	Under development Leanne Weiss 360-407-0243
Upper Chehalis River Watershed	Ammonia-N BOD (5-day) Dissolved Oxygen Fecal Coliform Temperature	EPA Approved Devan Rostorfer 360-690-4665
Henderson Inlet Watershed	Multi-parameter	EPA approved and Donovan Gray 360-407-6407
Nisqually Watershed	Dissolved Oxygen Fecal Coliform	EPA approved and Donovan Gray 360-407-6407
Totten/Eld Inlets Tributaries	Fecal Coliform Temperature	EPA approved Has an implementation plan Lawrence Sullivan 360-407-6389

To request ADA accommodation, call Ecology at 360-407-7668, 711 (relay service), or 877-833-6341 (TTY). More about our accessibility services.

<https://fortress.wa.gov/ecy/ezshare/wq/WaterQualityImprovement/TMDLThurstonCounty.htm>

OLYMPIA BEHAVIOR HEALTH



WETLAND ANALYSIS REPORT

APPENDIX E: QUERIED DATABASE FIGURES

County Wetland and Stream Map

Legend

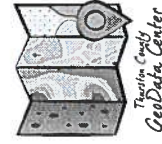
- Streams
- Wetlands
- Parcel Boundaries
- Roads - Major
- Major Roads
- Ramp
- I-5, US 101
- Roads (Large Scale)
- Railroads
- County Border

Scale 1: 8,112



Map Created Using GeoData Public Website
Published: 6/3/2020

Note:



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED AS IS AND WITH ALL FAULTS. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or for damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.



U.S. Fish and Wildlife Service

National Wetlands Inventory

NWI Map



June 3, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPlusPublic
REPORT DATE: 06/04/2020 8:30

Query ID: P200604083012

Common Name Scientific Name	Site Name Source Dataset Source Record Source Date	Priority Area Occurrence Type More Information (URL) Mgmt Recommendations	Accuracy	Federal Status State Status PHS Listing Status	Sensitive Data Resolution	Source Entity Geometry Type
Notes						
Big brown bat Eptesicus fuscus	WS_OccurPoint 131083 July 18, 2010	Breeding Area Biotic detection http://wdfw.wa.gov/publications/pub.php?	GPS	N/A N/A PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Freshwater Forested/Shrub	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
NW/Wetlands		Aquatic habitat		N/A	AS MAPPED	Polygons
		http://www.ecy.wa		PHS Listed		
Little Brown Bat Myotis lucifugus	WS_OccurPoint 131094 May 28, 2013	Communal Roost Biotic detection http://wdfw.wa.gov/publications/pub.php?	GPS	N/A N/A PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Yuma myotis Myotis yumanensis	WS_OccurPoint 131093 May 28, 2013	Communal Roost Biotic detection http://wdfw.wa.gov/publications/pub.php?	GPS	N/A N/A PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

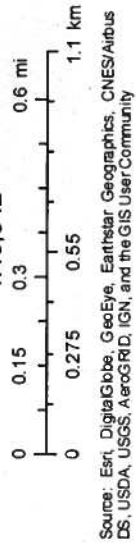
WDFW Test Map



June 4, 2020

- PHS Report Clip Area
- PT
- LN
- QTR-TWP
- TOWNSHIP
- AS MAPPED
- SECTION

1:19,842



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

WA Wetlands of High Conservation Value



6/4/2020, 8:36:44 AM

 Counties

1:9,028

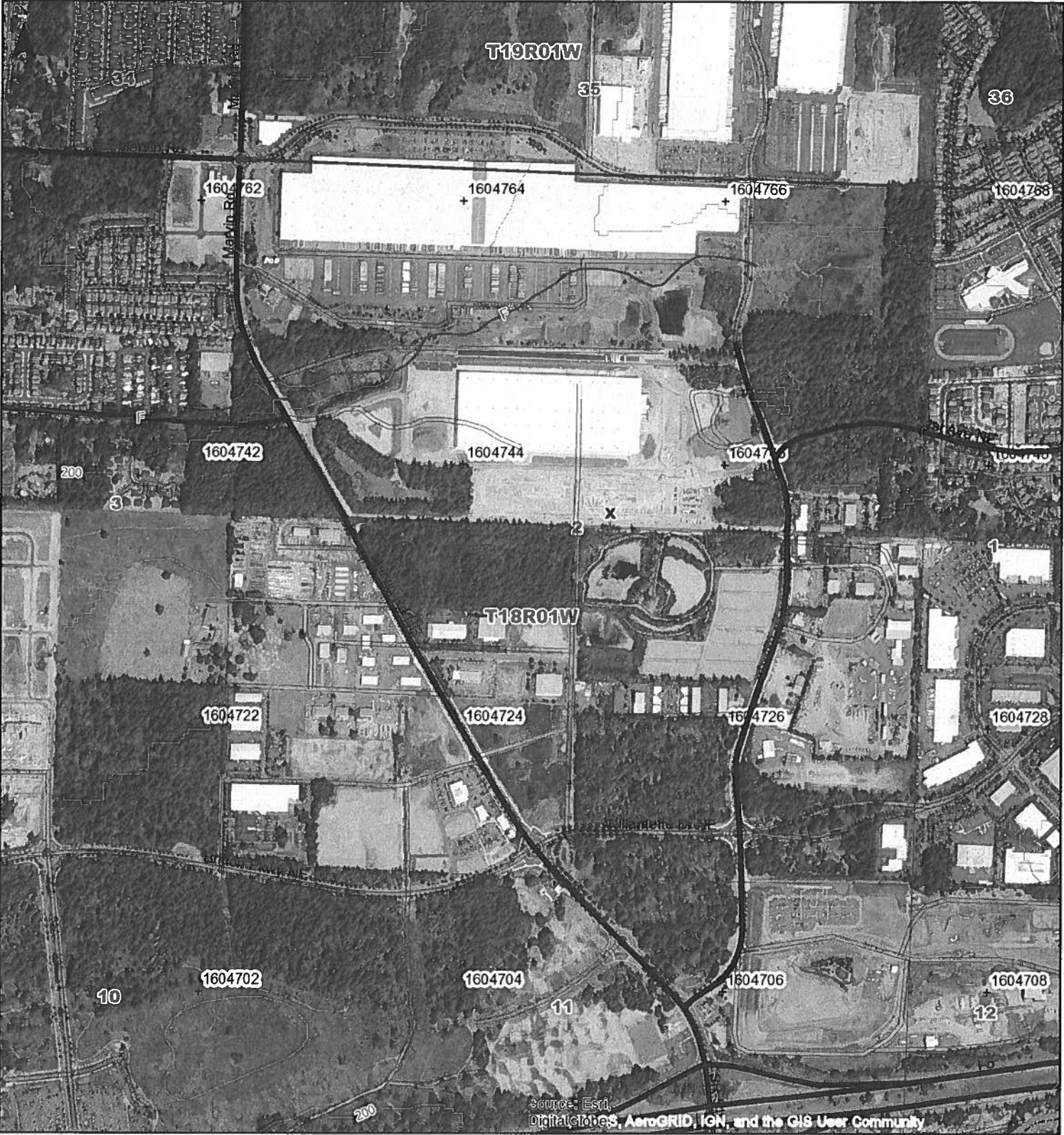
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

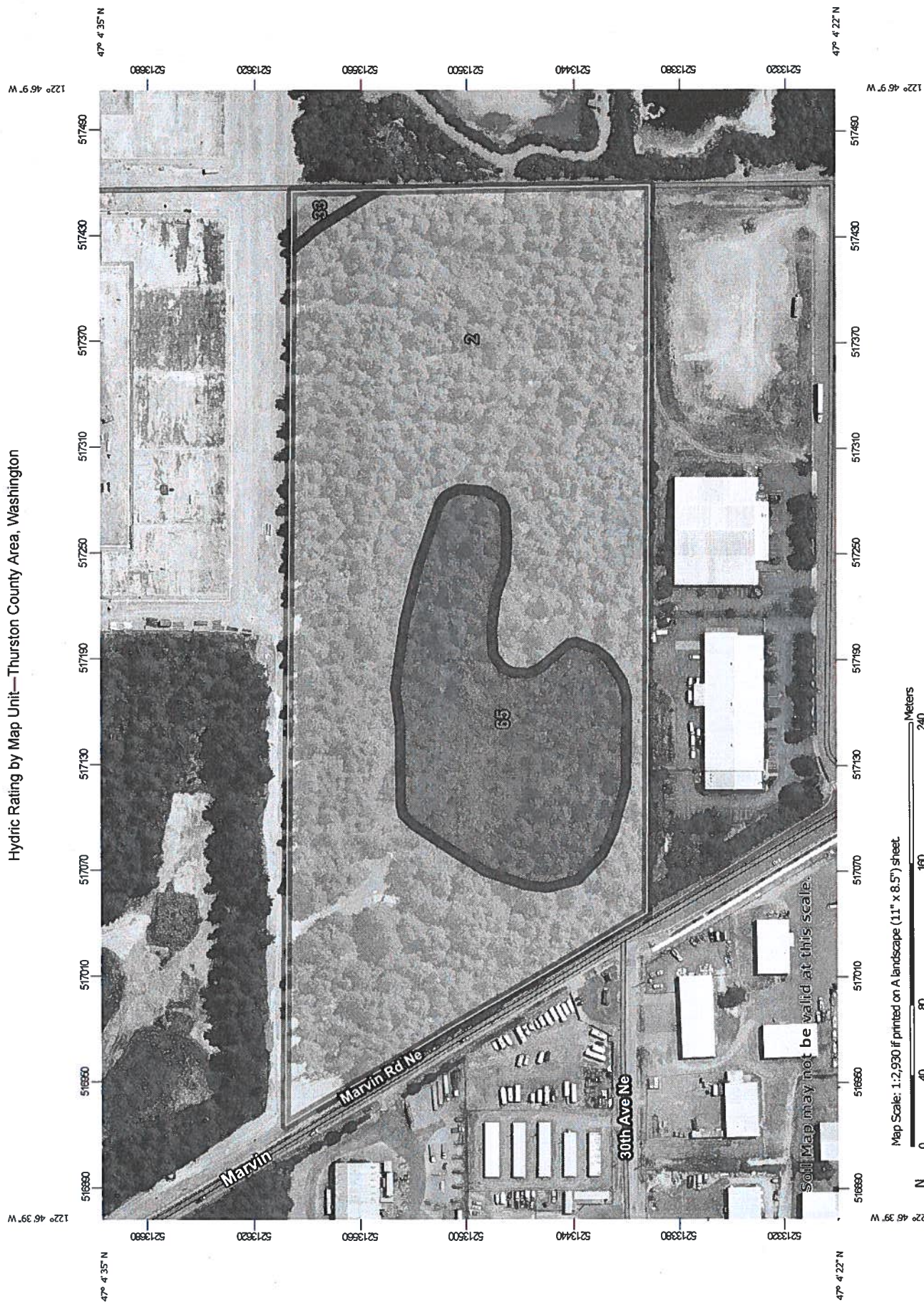
U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov | Washington State Department of Natural Resources | Washington Natural Heritage Program <http://www.dnr.wa.gov/natural-heritage-program> | USDA FSA, GeoEye, Washington Natural Heritage Program

Forest Practices Activity Map - Application # _____

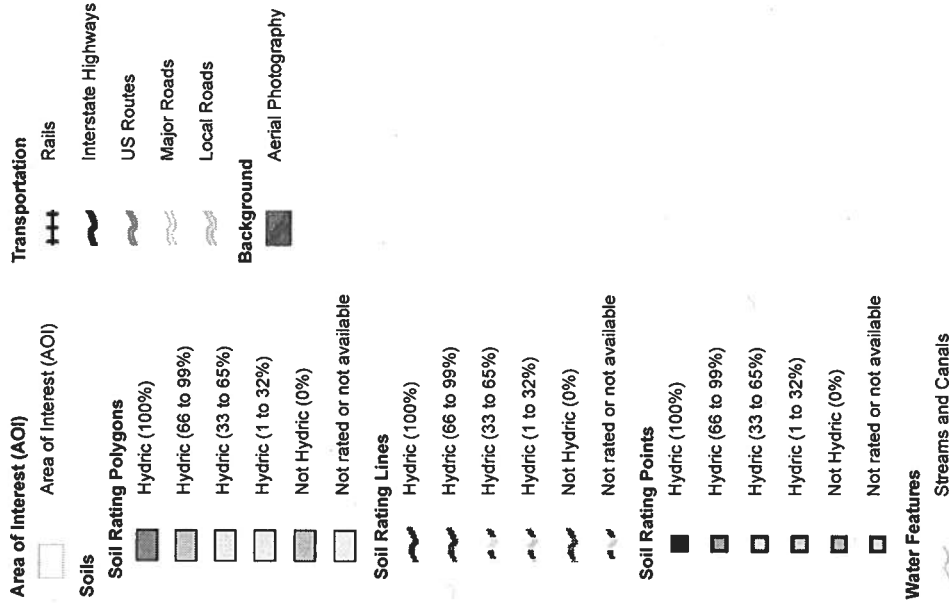


Map Symbols		Additional Information	Legal Description
--- Harvest Boundary	⊙ Landing		S11 T18.0N R01.0W, S12 T18.0N R01.0W
- - - Road Construction	▽ Waste Area		S35 T19.0N R01.0W, S10 T18.0N R01.0W
~ Stream	⊙ Clumped WRTS/GRTS		S36 T19.0N R01.0W, S01 T18.0N R01.0W
▨ RMZ / WMZ Buffers	⬛ Existing Structure		S02 T18.0N R01.0W, S34 T19.0N R01.0W
✕ Rock Pit			S03 T18.0N R01.0W
 WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES		Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.	0 0.25 Miles Date: 6/4/2020 Time: 8:39:35 AM

Hydric Rating by Map Unit—Thurston County Area, Washington



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Thurston County Area, Washington
Survey Area Data: Version 13, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 22, 2018—Jul 27, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
2	Alderwood gravelly sandy loam, 8 to 15 percent slopes	5	18.8	79.4%
33	Everett very gravelly sandy loam, 8 to 15 percent slopes	0	0.2	0.8%
65	McKenna gravelly silt loam, 0 to 5 percent slopes	91	4.7	19.8%
Totals for Area of Interest			23.7	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

OLYMPIA BEHAVIORAL HEALTH

COMPENSATORY MITIGATION PLAN



OLYMPIA BEHAVIORAL HEALTH

COMPENSATORY MITIGATION PLAN

PREPARED FOR:

STENGEL HILL ARCHITECTURE
ATTN: MARK SPIES
613 WEST MAIN STREET
LOUISVILLE, KY 40202

PREPARED BY:

GRETTE ASSOCIATES^{LLC}
2102 NORTH 30TH STREET, SUITE A
TACOMA, WASHINGTON 98403
(253) 573-9300



CHAD WALLIN
BIOLOGIST

REVISED APRIL 2021

DATE



TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION	3
3	PROJECT DESCRIPTION.....	4
3.1	Current Land Use and Existing Conditions	4
3.2	Proposed Actions	4
4	CRITICAL AREAS ASSESSMENT SUMMARY	4
5	REGULATORY CONSIDERATIONS.....	5
5.1	Overview.....	5
5.1.1	Local Regulations.....	5
5.1.2	State Regulations.....	5
5.1.3	Federal Regulations	5
5.2	Regulatory Summary	6
5.3	Responsible Parties	6
6	MITIGATION APPROACH	6
6.1	Mitigation Sequencing.....	6
6.1.1	Avoidance.....	6
6.1.2	Minimization.....	7
6.1.3	Restoration	7
6.1.4	Compensation.....	7
6.2	Debit and Credit Analysis.....	8
6.2.1	Debit Analysis	8
6.2.2	Credit Analysis	9
6.2.3	Debit and Credit Summary.....	9
7	INVASIVE SPECIES CONTROL AND HYDROLOGY MONITORING PLAN ...	9
7.1	Reed Canarygrass Removal Methods	9
7.2	Wetland Hydrology Monitoring	10
7.3	Reporting.....	10
8	WETLAND BUFFER MODIFICATION	10
8.1	Buffer Impact Analysis	11
9	BIOLOGIST QUALIFICATIONS	12
9.1	Chad Wallin	12
9.2	Scott Maharry.....	13
10	REFERENCES	13

LIST OF FIGURES

Figure 1.	Vicinity map	4
-----------	--------------------	---

LIST OF TABLES

Table 1.	Wetland Delineation Summary.....	5
Table 2.	Wetland Impact and Preservation Summary	8
Table 3.	Debit Summary	9
Table 4.	Credit Summary	9
Table 5.	Debit and Credit Summary	9
Table 6.	Proposed Wetland Seed-Mix	10

LIST OF APPENDICES

- Appendix A. Wetland Delineation Map
- Appendix B. Credit-Debit Method Worksheets
- Appendix C. Wetland Buffer Modification

1 EXECUTIVE SUMMARY

This revised compensatory mitigation plan (Revised Plan) has been prepared based on comments from the City of Lacey (City) and the Washington State Department of Ecology (Ecology) during their review of the 2020 compensatory mitigation plan (Grette Associates 2020) that was prepared in support of the Olympia Behavioral Health Hospital Project (Project).

In January 2021, staff from Ecology, the City, and representatives of Universal Health Services, Inc. (UHS; the applicant for the Olympia Behavioral Health Hospital project) met virtually to discuss the applicant's proposal to mitigate wetland impacts related to the proposed Project. Under the 2020 mitigation proposal (Grette Associates 2020), wetland creation adjacent to Wetland A along with preservation of Wetlands, A, B and D would be used to compensate for the filling of Wetland C (Category III, 0.37 acre) and a small portion of Wetland A (Category III, 0.03 acre).

Also discussed during the meeting was the determination by the Washington Department of Natural Resources (DNR) on December 16, 2020 that a rare plant community is present within Wetland B, thus classifying Wetland B as a *Wetland of High Conservation Value* (WHCV). Under that classification, Wetland B is now rated as a Category I wetland.

After consultation with department wetland scientists, Ecology described a mitigation approach to the City and representatives of UHS that would utilize preservation as the sole means of compensating for impacts to Wetland C (Grette Associates 2021a). Under this approach, the preservation ratio from the draft *Wetland Mitigation in Washington State Part 1: Agency Policies and Guidance* (the "Draft Joint Guidance"; Ecology, USACE, and EPA 2020) would be used to determine the minimum amount of preservation required to offset the impacts. Ecology demonstrated that the preservation of Wetlands A, B, and D along with their associated buffers would adequately compensate for the impacts to Wetland C based on the applicable preservation ratio defined in the Draft Joint Guidance.

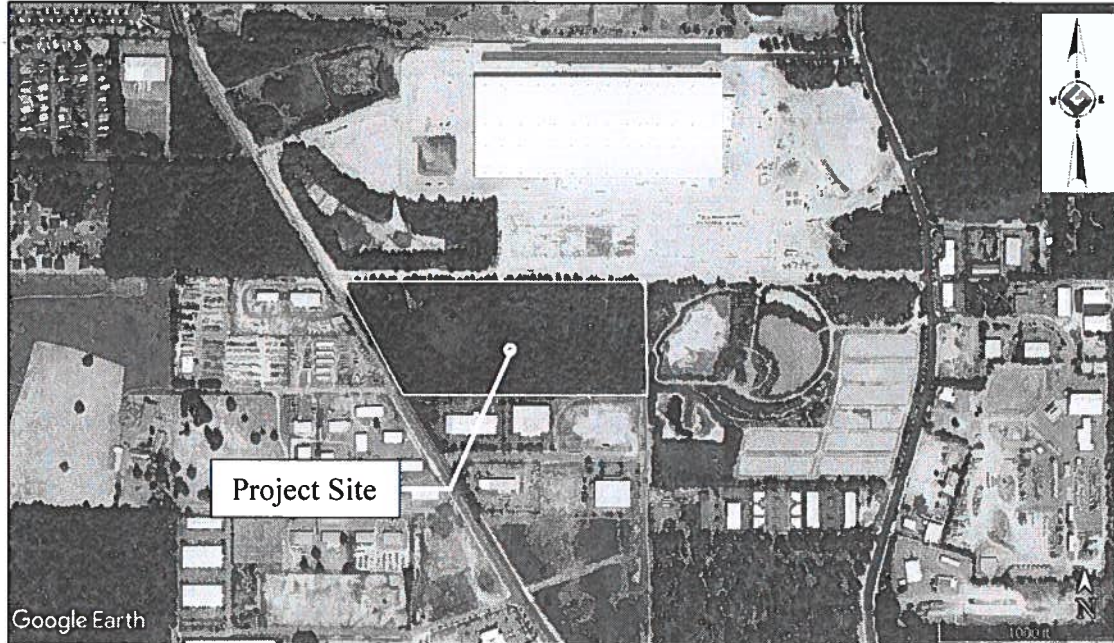
As outlined below, the preservation of Wetlands A, B, and D along with their associated buffers would adequately compensate for the impacts to Wetland C. Therefore, the revised mitigation plan no longer includes the creation of wetland area adjacent to Wetland A or the 0.03 acres of permanent impacts to Wetland A.

2 INTRODUCTION

Grette Associates, LLC is under contract with Stengel Hill Architecture to prepare the Revised Plan in support of the Project that would be constructed on the property located at 3000 Marvin Road NE (Thurston County parcel 11802310200) in Lacey, Washington (Figure 1).

The purpose of the Revised Plan is to address the unavoidable impacts associated with the filling of Wetland C (Appendix A) for compliance with Chapter 14.28 of the City of Lacey Municipal Code (LMC).

Figure 1. Vicinity map



3 PROJECT DESCRIPTION

3.1 Current Land Use and Existing Conditions

With the exception of a small access road situated to the east, the Project site is undeveloped and forested. Four wetland features are situated within the Project which range from 0.14 acres to 2.50 acres in size (see Section 4 below). The City of Lacey operates a water utility facility (Thurston County parcel 11802310201) that is isolated within the northwest portion of the project site. The Project site is surrounded on all sides by development, with Marvin Road and the water utility facility to the west, 31st Ave NE (now paved) to the north, commercial development to the south, and a wastewater treatment facility to the east.

3.2 Proposed Actions

The proposed project will construct a 85-bed behavioral health hospital within the eastern portion of the project site (Appendix A). The building will be new construction and will be approximately 75,273 square feet in size. The hospital will include the associated infrastructure and landscaping as well.

Stormwater will be managed onsite utilizing a sheet flow dispersion design to meet the City of Lacey's current stormwater manual (Appendix A).

4 CRITICAL AREAS ASSESSMENT SUMMARY

Grette Associates qualified wetland professionals visited the site on May 29 and June 24, 2020 to conduct an assessment to delineate the four wetlands (Table 1; Wetlands A, B, C, and D) identified within the site by previous assessments.

Grette Associates verified all four wetland features utilizing the criteria defined in the U.S. Army Corps of Engineers (USACE) *Federal Wetland Delineation Manual* (1987), and the USACE's *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*:

Western Mountains, Valleys, and Coast Region (Version 2.0) (2010). These wetlands were rated according to the City of Lacey's Municipal Code (LMC) 14.28.100 and Ecology's *Washington State Wetland Rating System for Western WA – 2014 Update* (Hruby 2014). A map of the delineated wetlands on the site is presented in Appendix A. Please refer the *Wetland Analysis Report* (Grette Associates 2021b) prepared for the Project for more detail regarding the existing conditions of the wetlands and buffers on the site.

Table 1. Wetland Delineation Summary

Feature	Size (Approximate)	Cowardin Class ¹	Hydrology Modifier	HGM Class	Wetland Category	City of Lacey Buffer Width ²	Ecology Buffer Widths ³
A	0.80 acres	PSS/FO	Seasonally Flooded	Depressional	III	140 ft.	80 ft.
B	2.50 acres	PSS/FO	Seasonally Flooded	Depressional	I	140 ft.	250 ft.
C	0.37 acres	PSS	Seasonally Flooded	Depressional	III	100 ft.	80 ft.
D	0.14 acres	PFO	Seasonally Flooded	Depressional	III	100 ft.	80 ft.

¹ Classification based on Cowardin et al. (1979).

² Based on LMC 14.28.280.

³ Based on Ecology's draft *Wetland Mitigation in Washington State Part 1: Agency Policies and Guidance* (Ecology, USACE, and EPA 2020).

5 REGULATORY CONSIDERATIONS

5.1 Overview

Wetlands are regulated by agencies at the local, state, and federal levels. With the exception of wetlands, no additional critical areas are situated within the Project site; therefore, the summaries provided below are specific to wetland regulations.

5.1.1 Local Regulations

At the local level, the City of Lacey regulates development and uses within 300 feet of critical areas under Title 14 of the LMC. In general, the purpose of the City's wetland protection ordinance (Chapter 14.28 of the LMC) is to require projects to avoid and minimize wetland and wetland buffer impacts to the extent possible and to ensure no net loss of wetland area or function occurs as a result of a project.

5.1.2 State Regulations

At the state level, wetlands are regulated by the Washington Department of Ecology through the Clean Water Act (Section 401). The requirement for a Water Quality Certification from Ecology for wetland impacts is triggered by applying for a federal Clean Water Act Section 404 permit from the USACE. Ecology may also issue an Administrative Order, exercising wetland regulatory authority over Waters of the State without a federal nexus.

5.1.3 Federal Regulations

At the federal level, impacts (specifically dredging or filling) to Waters of the U.S. are regulated by the Environmental Protection Agency through the USACE. The USACE administers the federal Clean Water Act (Section 404) for projects involving filling in

Waters of the U.S. (lakes, streams, marine waters, and most non-isolated wetlands). Through this process, any proposed project will be reviewed for Endangered Species Act compliance to ensure that no federal agency authorizes work that would adversely affect listed species or critical habitat.

5.2 Regulatory Summary

As summarized above, wetlands and their buffers are regulated under Chapter 14.28 of the LMC. This Plan has been prepared in compliance with the requirements defined in said chapter.

The Project proponents requested a Jurisdictional Determination from the USACE on June 12, 2020. Per the USACE's verification letter (dated 11/12/2020; Ref. No. NWS-2020-570), Wetlands A, B, C, and D are excluded non-Waters of the U.S. per 33 CFR Part 328.3 (b) and therefore not subject to the federal Clean Water Act. While the USACE will not assert federal jurisdiction, the applicant anticipates Ecology will exercise wetland regulatory authority.

Therefore, in addition to local requirements, this Revised Plan has been prepared in compliance with Ecology's requirements under Chapter 90/48 RCW and Section 401 of the Clean Water Act (CWA), and was prepared in consultation with Ecology staff using the Draft Joint Guidance.

5.3 Responsible Parties

Project Proponent:

Stengel Hill Architecture
Mark Spies
613 W Main Street
Louisville, KY 40202
(502) 893-1875

Report Preparer:

Grette Associates, LLC
Chad Wallin, Biologist
2102 N. 30th Street, Ste A
Tacoma, WA 98403
253-573-9300

6 MITIGATION APPROACH

The Project was designed and configured based on a sequence of impact avoidance and minimization actions as defined in LMC 14.28.445 and the Draft Joint Guidance.

6.1 Mitigation Sequencing

Mitigation sequencing is a set of steps demonstrating how a project prevents and/or minimizes avoidable impacts to the environment. The summarization below demonstrates the Project will adhere to the requirements defined LMC 14.28.445 and the Draft Joint Guidance.

6.1.1 Avoidance

Due to the operational requirements and the City's development standards, avoiding wetland impacts is not feasible. The Project site contains four wetland features which are situated throughout the site. Given these constraints, there is no feasible design alternative to completely avoid all wetland features within the Project site (Appendix A).

6.1.2 Minimization

The Project has been designed to minimize wetland impacts to the greatest extent possible. More specifically, the Project has been designed with the minimal footprint necessary to provide the targeted health care services. The proposed development location is situated within the eastern-most portion of the Project site to minimize impacts to the undeveloped areas of the site as possible. This includes being positioned as far away from Wetland B (Category I) and its associated buffer as possible. However, no feasible alternative to minimize impacts to Wetland C (0.37 acres) is possible given its location within the landscape.

6.1.3 Restoration

The Project will require permanent impacts to Wetland C; therefore, restoration of the impacts is not feasible. Construction of the proposed Project will require permanently filling all of Wetland C to establish a suitable site for the behavioral health hospital and associated infrastructure.

6.1.4 Compensation

There will be approximately 0.37 acres of unavoidable impacts resulting from the placement of fill material within Wetland C (Category III). Compensation for the unavoidable impacts will be accomplished through preservation of Wetlands A, B, and D.

Per Section 5.2.3.1 of the Draft Joint Guidance, preservation of high-quality wetlands, such as Category I wetlands that are classified as WHCV as well as those wetlands that are determined to be under demonstrable threat, is an acceptable standalone mitigation strategy for compensatory mitigation. Wetland B is a Category I WHCV and all three wetlands proposed for preservation (Wetlands A, B and D) are within the City of Lacey's Urban Growth Area where a demonstrable threat of loss and/or degradation is present. These conditions meet the preservation criteria defined in Section 5.2.3.1 of the Draft Joint Guidance. Based on this information, preservation is proposed to compensate for the 0.37 acres of unavoidable wetland impact.

Per LMC 14.28.465, a ratio of between 10:1 and 20:1 (impacts : mitigation) is required when preservation is the only means of compensation for wetland impacts. According to City staff during the January 29 meeting (Grette Associates 2021a), Ecology's recommendation of using the updated ratio in the Draft Joint Guidance constitutes Best Available Science, and therefore the City could approve the use of the lower preservation ratio at Ecology's recommendation.

Category III wetlands that are affected as a result of a proposed project are to be compensated for using an 8:1 ratio when proposing preservation (Ecology, USACE, and EPA 2020). As such, a minimum of 2.96 acres of wetland preservation would be required to compensate for the 0.37 acres of permanent impact associated with Wetland C. In total, the area proposed for preservation of Wetland B (2.50 acres), Wetland A (0.80 acre), and Wetland D (0.14 acre) is 3.44 acres (Table 2).

Table 2. Wetland Impact and Preservation Summary

Wetland (Category)	Impact acres	Impact acres at 8:1 ratio	Preservation acres
Wetland A (III)	-	-	0.80
Wetland B (I)	-	-	2.50
Wetland C (III)	0.37	2.96	-
Wetland D (III)	-	-	0.14
Total	0.37	2.96	3.44

Based on the Draft Joint Guidance, the preservation of 3.44 acres of on-site wetland area as well as the preservation of their associated buffers will adequately compensate for the permanent impacts to Wetland C.

In addition to the preservation actions outlined above, the Project will remove invasive reed canary grass (*Phalaris arundinacea*) from within Wetland B for a period of three years. The Project will also commit to conducting four years of hydrology monitoring within Wetland A (see Section 7).

6.2 Debit and Credit Analysis

Ecology developed a tool based on their rating system to evaluate wetland acreage impacts, temporal loss of function associated with a proposed project, and a project's proposed mitigation to address no net loss of wetland function. The Credit – Debit Method (Hruby 2012) is a tool designed to provide guidance during the mitigation planning process to estimate the functions and values lost when a wetland is altered (i.e., debit) and the estimated gains in functions and values that result from a proposed mitigation action (i.e., credit). Per Table 6B-1 of the Draft Joint Guidance, provided below is the summary of the credit-debit analysis performed for this Project to demonstrate that the proposed mitigation will result in a balance of the Project's wetland function debits and credits.

6.2.1 Debit Analysis

The Project will result in 0.37 acres of permanent wetland impacts. The credit-debit method requires evaluating emergent and/or shrub wetland areas separately from forested wetland areas. All of the 0.37 acres of wetland impact will occur in shrub areas. According to the credit-debit method, the timing of proposed mitigation needs to be considered when calculating temporal loss. Upon review of the credit-debit method, the debit calculation formulas do not account for preservation of wetland with respect to temporal loss factors. Given that the proposed mitigation approach is to preserve natural wetland features, a temporal loss factor of 1 was used because the proposed strategy does not include wetland creation (advanced or concurrent) or similar mitigation strategies which could result in a temporal loss of function. Based on debit calculations the permanent impacts to Wetland C will result in 2.59 acre-points of debit (Table 3).

Table 3. Debit Summary

Wetland Impacts	Size (Acres)	Wetland Function Debits (Acre-Points) ¹		
		Improving Water Quality	Hydrology Function	Habitat Function
Wetland C ²	0.37	2.59	1.85	1.48

¹ Acre-points is a calculated value and does not represent the impact acreage area.

² Impacts to shrub wetland area being mitigated for through preservation were assessed a temporal loss multiplier of 1.

6.2.2 Credit Analysis

The Project will preserve Wetland A (0.80 acre), Wetland B (2.50 acres), and Wetland D (0.14 acre) to compensate for the unavoidable impacts to Wetland C (Table 2). Utilizing Ecology's credit-debit method (Hruby 2012), preservation of these wetlands would yield 2.73 acre-points of credit (Table 4; Appendix B).

Table 4. Credit Summary

Wetland Mitigation	Size (Acres)	Wetland Function Credits (Acre-Points) ¹		
		Improving Water Quality	Hydrology Function	Habitat Function
Preservation of Wetlands A, B, and D	3.44	3.06	2.30	2.22

¹ Acre-points is a calculated value and does not represent the impact acreage area.

6.2.3 Debit and Credit Summary

The proposed mitigation approach will adequately compensate for the unavoidable permanent impacts that will occur as a result of this Project (Table 5). A positive balance demonstrates that permanent preservation of Wetlands A, B, and D will compensate for the functions and values lost as a result of the Project.

Table 5. Debit and Credit Summary

DEBITS (Acre-Points)	IMPROVING WATER QUALITY	HYDROLOGY FUNCTION	HABITAT FUNCTION
Wetland C	2.59	1.85	1.48
CREDITS (Acre-Points)	IMPROVING WATER QUALITY	HYDROLOGY FUNCTION	HABITAT FUNCTION
Preservation of Wetlands A, B, and D	3.06	2.30	2.22
BALANCE (Credits – Debits)	0.47	0.45	0.74

7 INVASIVE SPECIES CONTROL AND HYDROLOGY MONITORING PLAN

As summarized above in Section 6.1.4, the Project will remove reed canarygrass within Wetland B for a period of three years and will perform hydrology monitoring within Wetland A for a period of four years.

7.1 Reed Canarygrass Removal Methods

Removal efforts will be limited to the use of hand-operated tools that can be carried into and out of the wetland on foot, so as to avoid significant disturbance to the wetland and surrounding forested vegetation. This will typically be accomplished by hand-shoveling to fully remove rhizomes during a time prior to the species going to seed to prevent seed distribution (May to early-July). All plant material will be bagged and disposed of in an approved landfill location. Any ground disturbance will be immediately stabilized and seeded with an approved wetland seed mix native to the south Puget Sound area (Table 6).

Table 6. Proposed Wetland Seed-Mix

Common Name	Species Name	Indicator Status
Tall mannagrass	<i>Glyceria elata</i>	FACW
Tufted hairgrass	<i>Deschampsia spicata</i>	FACW
Water foxtail	<i>Alopecurus geniculatus</i>	FACW
Meadow barley	<i>Hordeum brachyantherum</i>	FACW
Slough sedge	<i>Carex obnupta</i>	OBL

¹ An assortment containing a minimum of two species shall be used.

7.2 Wetland Hydrology Monitoring

Hydrology monitoring, utilizing both surface (water depth sensor) and shallow groundwater (piezometer) remote monitoring, will commence once all local and state regulatory approvals are in place and include pre-project data collection which will occur from October through June (i.e., wet season) to establish baseline hydrology conditions. One monitoring well and surface depth sensor will be installed in each hydroperiod area (i.e., seasonally flooded and seasonally saturated areas).

Data will be compared with data collected during the three subsequent years of the site's operation to demonstrate that no significant changes in wetland hydroperiods have occurred as a result of the Project.

The project proponent will submit to the City and Ecology a memorandum documenting the proposed hydrology monitoring locations within Wetland A for review and approval prior to site construction.

7.3 Reporting

The project biologist(s) will submit a monitoring report to the City and Ecology by December 31 each year in which monitoring occurs detailing the results of that year's maintenance and monitoring activities. The report will document site conditions, provide a summary of the reed canarygrass maintenance actions conducted within Wetland B, and provide a pre- and post-project comparison of wetland hydrology conditions within Wetland A. The report will also describe any potential problems observed and recommended changes to the maintenance or monitoring protocols if necessary.

8 WETLAND BUFFER MODIFICATION

As the site design was reconfigured to exclude permanent impacts to Wetland A based on Ecology's comments from the January 2021 meeting (Grette Associates 2021a), the Project can no longer comply with the standard buffer width associated with Wetland A. This is due to the peculiar shape of the southeast portion of Wetland A (a ditch-like point) and a lack of feasible alternatives to reposition the required fire lane around the proposed building.

Upon review of Chapter 14.28 of the LMC, there is very limited flexibility to allow for a wetland buffer modification. More specifically, the Project does not meet the requirements of LMC 14.28.310 to utilize wetland buffer averaging and the Project does not meet the criteria to obtain a variance to the buffer standards defined in Chapter 14.28 of the LMC. The LMC does not include a provision for an administrative buffer reduction.

The only feasible solution to allow the project to move forward (and preserve the remaining wetlands onsite) is to request a buffer modification based on the language in LMC

14.28.280. Under this section, the City may approve a modified buffer width through consultation with Ecology and based on BAS.

The Project proponent is requesting a modification of the standard buffer width from 140 feet to 110 feet (21 percent reduction) in the specific portion of buffer associated with the eastern portion of Wetland A (Figure 2). A 15-foot building setback required by LMC 14.28.340 would also be included, as shown below. The area excluded from the 140-foot buffer would be approximately 3,400 square feet, including the 15-foot building setback and the area occupied by the fire lane.

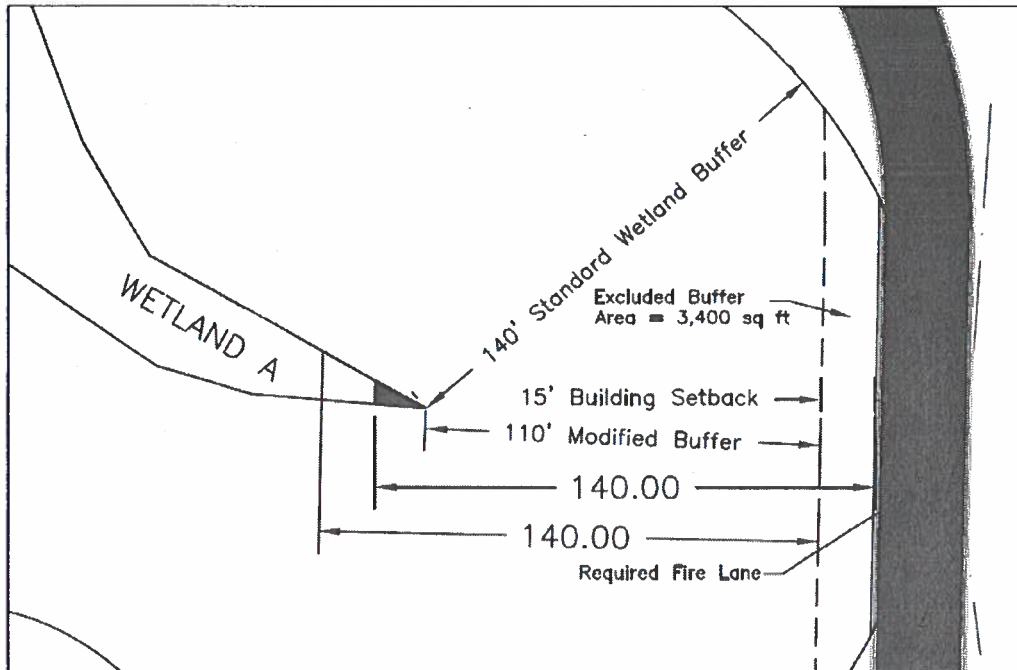
8.1 Buffer Impact Analysis

Buffer alterations are typically considered a potential indirect wetland buffer impact because an alteration may affect the functions a buffer provides to a wetland.

According to Ecology's *Wetlands in Washington State: Volume 2 – Protecting and Managing Wetlands* (Granger et al. 2005), wetland buffers may be reduced (pending approval) up to 25 percent if a proposed project implements mitigation measures.. As summarized above, the Project will preserve all wetlands which include the preservation of a WHCV, as well as approximately 10 acres of mature, structurally diverse native forest which provides high quality buffer functions. The proposed buffer modification will not exceed 25 percent.

Preservation of the wetlands provides more mitigation than that required by the Draft Joint Guidance for impacts to Wetland C (Table 2). Given the high-functioning forested conditions of the existing buffer area, as well as the topography in that area indicating the reduced buffer will not contribute to surface flow toward Wetland A, it is Grette Associates' professional opinion that a modification in this area would not result in an adverse impact to the existing functions of the buffer or wetland, and that the preservation of the on-site wetland and buffer habitats will compensate for this minor buffer modification.

Figure 2. Proposed Wetland A buffer modification.



While the proposed buffer modification will likely not significantly affect existing wetland buffer function, the Project will compensate for the buffer modification through wetland preservation at a 4:1 ratio. This ratio represents half of the wetland impact ratio (8:1), and is used to calculate the mitigation area for indirect wetland impacts. The red wedge shown in Figure 2 represents the wetland area indirectly affected by the buffer modification (approximately 47 square feet). Applying the 4:1 ratio results in 188 square feet (0.004 acre) of indirect wetland impact.

In addition, a 140-foot offset from the 110-foot modified buffer was also calculated which accounts for approximately 200 square feet. Applying the 4:1 ratio to this area results in 800 sq. ft. (0.018 acres).

In summary, the surplus of preservation (0.48 acres) will adequately compensate for the 0.022 acre of indirect wetland impacts associated with the proposed buffer modification.

9 BIOLOGIST QUALIFICATIONS

9.1 Chad Wallin

Chad Wallin is a Biologist with extensive training in wetland science and ecology restoration. Chad also has professional experience in stream and fish restoration, marine monitoring, mitigation monitoring, and fish and wildlife assessments.

Chad has earned a Bachelor's of Arts degree in Environmental Studies from the University of Washington along with certificates in ecology restoration and wetland science.

For a list of representative projects, please contact him at Grette Associates.

9.2 Scott Maharry

Scott Maharry is a Senior Biologist at Grette Associates. He has an extensive background in wetland science and permitting, and is trained in the use of all applicable wetland regulatory manuals and supplements. Scott has over 20 years of experience permitting wetland impact projects, including several within the City of Lacey. He regularly prepares mitigation plans that meet the requirements of local, state and federal regulations, and also designs and participates in long-term monitoring programs of wetland restoration and mitigation projects.

Scott earned a Bachelor's of Science degree in Biology from Central Washington University, with an emphasis in Fisheries and Wildlife Ecology.

For a list of representative projects, please contact him at Grette Associates.

10 REFERENCES

Grette Associates, LLC. 2020. Olympia Behavioral Health: Wetland Analysis Report. Prepared for Stengel Hill Architecture. June 2020.

Grette Associates, LLC. 2021a. Olympia Behavioral Health Hospital Project (19-92) – 3000 Marvin Rd. NE Lacey, WA. Technical memorandum. Prepared for Rebecca Rothwell; WA State Department of Ecology. February 12, 2021.

Grette Associates, LLC. 2021b. Olympia Behavioral Health: Wetland Analysis Report. Prepared for Stengel Hill Architecture. Revised March 2021.

Hruby, T. 2012. Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Western Washington, Final Report, March 2012. Washington State Department of Ecology. Publication # 10-06-11.

Hruby, T. 2014. Washington State Wetland Rating System for Western Washington: 2014 Update. Washington State Department of Ecology Publication # 14-06-029.

SCJ Alliance. 2018. Wetland Report Update and Mitigation Proposal for 22-Acre Parcel: Hill-Betti Business Park. Prepared for Hill-Betti Business Park, LLC. January 2018.

U.S. Army Corps of Engineers (USACE) and Environmental Protection Agency (EPA). 2008. Compensatory Mitigation for Losses of Aquatic Resources, Final Rule. Federal Register 73:70(10 April, 2008):19594-19705.

U.S. Army Corps of Engineers (Corps). 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Army Corps of Engineers (USACE). 2016. Special Public Notice: Clarification of the U.S. Army Corps of Engineers Regulatory Program Mitigation Requirements. Public Notice Date, May 19, 2016.

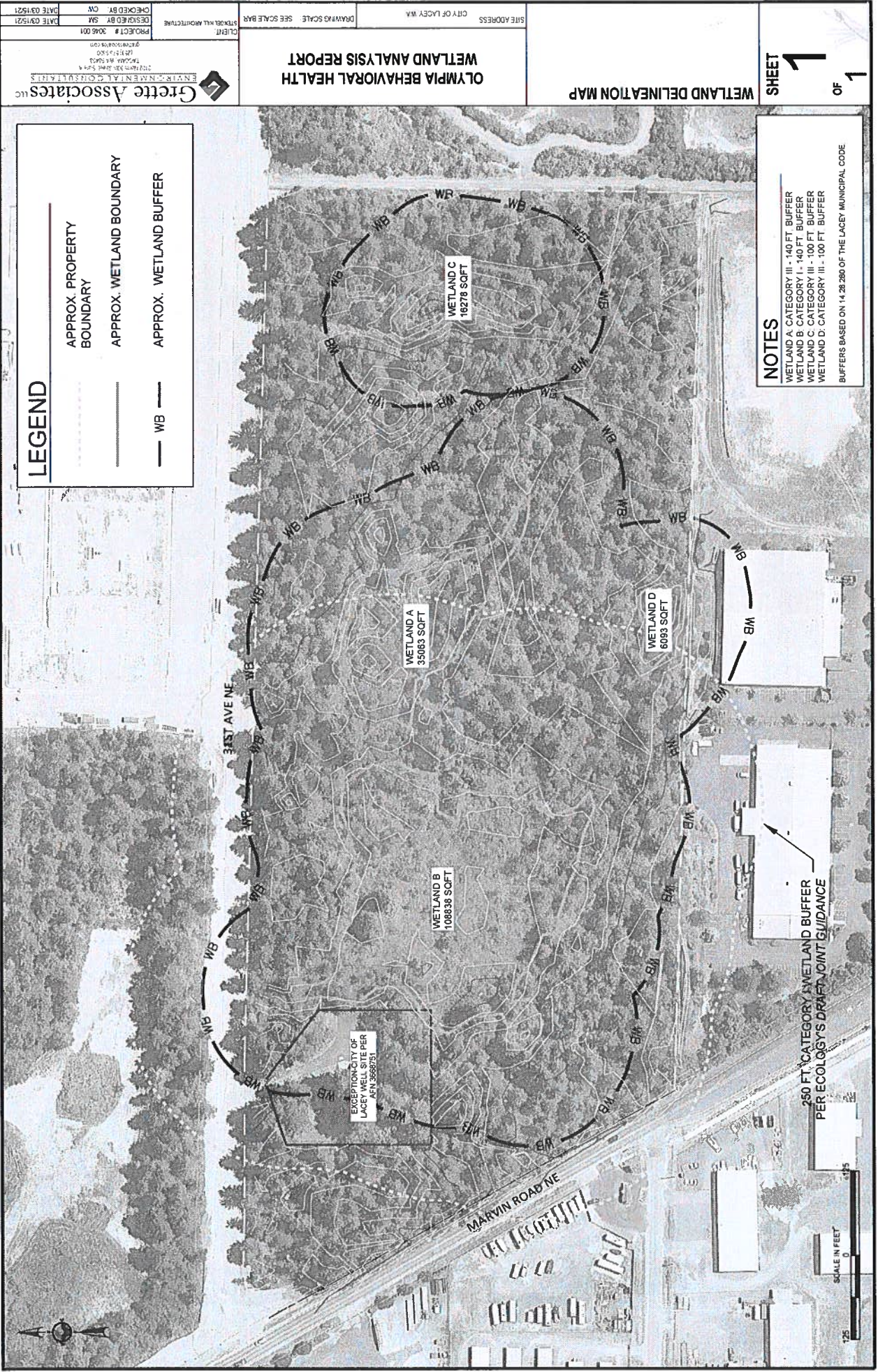
Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. October 2020. Draft Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 2). Washington State Department of Ecology Publication #20-06-010. Olympia, WA.

Washington State Department of Transportation (WSDOT). 2008. WSDOT Wetland Mitigation Site Monitoring Methods. Prepared by WSDOT Environmental Services. Updated June 6, 2008.

OLYMPIA BEHAVIORAL HEALTH

COMPENSATORY MITIGATION PLAN

APPENDIX A: WETLAND DELINEATION MAP



OLYMPIA BEHAVIORAL HEALTH



COMPENSATORY MITIGATION PLAN

APPENDIX B: CREDIT DEBIT WORKS SHEETS

Wetland unit to be altered: Wetland C Date 4/2/21

Use the following tables to calculate the Debits for the impact site. Use a separate worksheet for each wetland unit being altered. In addition, you will need to calculate the debits separately for forested areas and for emergent/shrub areas. Use the map of Cowardin plant types from question H 1.1 on the Scoring Form to determine the boundaries between forested areas and non-forested areas.

FUNCTION From Scoring Form	Improving Water Quality	Hydrologic	Habitat
Rating of Site Potential	Please refer to the wetland rating form attached to the delineation report.		
Rating of Landscape Potential			
Rating of Value			
Score for Wetland	7	5	4

CALCULATIONS emergent or shrub areas	Improving Water Quality	Hydrologic	Habitat
Score for wetland unit (see above)	7	5	4
Impact - Acres of non-forested areas (same for all functions)	0.37		
Basic mitigation requirement (BMR) = Score for function x acres impacted	2.59	1.85	1.48
Temporal loss factor (TLF) (See table below)		1	
Mitigation required DEBITS = BMR x TLF	2.59	1.85	1.48
CALCULATIONS forested areas	Improving Water Quality	Hydrologic	Habitat
Score for wetland unit (see above)			
Impact - Acres of forest (Create a separate column for each type of forest) Deciduous (D), Evergreen (E), Cat. 1 deciduous (>50%cover) (CD) Cat. 1 evergreen (>50% cover)(CE)	D E CD CE	D E CD CE	D E CD CE
	Not Applicable		
Basic mitigation requirement (BMR) = Score x acres impacted			
Temporal loss factor (TLF) (See table below)			
Mitigation required DEBITS = BMR x TLF			
TOTAL for forested areas (D+E+CD+CE)			

Temporal Loss Factors:

Timing of Mitigation	Temporal Loss Factor
Advance – At least two years has passed since plantings were completed or one year since “as-built” plans were submitted to regulatory agencies	1.25
Concurrent – Physical alterations at mitigation site are completed within a year of the impacts, but planting may be delayed by up to 2 years if needed to optimize conditions for success. For impacts to an emergent or shrub community For impacts to a deciduous forested wetland community For impacts to an evergreen forested wetland community For impacts to a deciduous Category I forested wetland community For impacts to an evergreen Category I forested wetland community	1.5 2.0 2.5 3 3.5
Delayed - Construction is not completed within one year of impact, but is completed (including plantings if required) within 5 growing seasons of impact. For impacts to an emergent or shrub community For impacts to a deciduous forested wetland community For impacts to an evergreen forested wetland community For impacts to a deciduous Category I forested wetland community For impacts to an evergreen Category I forested wetland community	3 4 5 6 7

NOTE: The ratings, scoring and calculations are valid for only five years because wetlands and their functions will change with time. If delays in the construction of the site are more than 5 years, the mitigation plan will probably have to be re-negotiated and the calculation re-done. This time limit was chosen to be consistent with the validity of wetland delineations as established by the U.S. Army Corps of Engineers.

TOTALS

	Improving Water Quality	Hydrologic	Habitat
DEBITS - Emergent or shrub areas	3.24 Acre-points	2.31 Acre-points	1.85 Acre-points
DEBITS - Forested areas	- Acre-points	- Acre-points	- Acre-points
TOTAL	3.24 Acre-points	2.31 Acre-points	1.85 Acre-points

Calculating credits achieved through preservation

The credits available from preservation are calculated by scoring the importance and location of the site being proposed for preservation.

- If you are preserving wetlands use the first table below. The wetland will have to be scored for its functions using the Scoring Sheet in Appendix A.
- If you are preserving uplands use the second table.

To come up with ratios for preservation that are similar to those currently in use we modify the "Basic Score" by "Scaling Factors" that reflect the importance of the site and the potential threats to the site. The descriptions of the criteria used for determining the scaling factors are given after the tables. The tables show two scaling factors for each criterion. Use the first scaling factor if the mitigation plan you are proposing also meets the "no net loss of area" policy. This means you are creating or re-establishing an area of wetland that is equivalent to the area lost. Use the second scaling factor if wetland area is not fully replaced (i.e., the mitigation consists of only mostly rehabilitation, enhancement and/or preservation).

Preservation of Existing Wetlands

Wetland A - Post-project conditions

Calculating Credits When Preserving Wetlands	Improving Water Quality	Hydrologic Functions	Habitat Functions
Scores of wetland being preserved (<i>from Scoring Sheet</i>)	8	6	5
Acres of preservation	0.80		
Basic Score = Score x acres of wetland preserved	6.40	4.80	4.00
Scaling Factors see tables below			
Wetland Category	0		
Location	0.025		
Threat	0.05		
Sum of scaling factors	0.075		
CREDITS AVAILABLE (Basic Score) x (sum of scaling factors) =	0.48 Acre-points	0.36 Acre-points	0.30 Acre-points

Calculating credits achieved through preservation

The credits available from preservation are calculated by scoring the importance and location of the site being proposed for preservation.

- If you are preserving wetlands use the first table below. The wetland will have to be scored for its functions using the Scoring Sheet in Appendix A.
- If you are preserving uplands use the second table.

To come up with ratios for preservation that are similar to those currently in use we modify the "Basic Score" by "Scaling Factors" that reflect the importance of the site and the potential threats to the site. The descriptions of the criteria used for determining the scaling factors are given after the tables. The tables show two scaling factors for each criterion. Use the first scaling factor if the mitigation plan you are proposing also meets the "no net loss of area" policy. This means you are creating or re-establishing an area of wetland that is equivalent to the area lost. Use the second scaling factor if wetland area is not fully replaced (i.e., the mitigation consists of only mostly rehabilitation, enhancement and/or preservation).

Preservation of Existing Wetlands

Wetland B

Calculating Credits When Preserving Wetlands	Improving Water Quality	Hydrologic Functions	Habitat Functions
Scores of wetland being preserved (<i>from Scoring Sheet</i>)	8	6	6
Acres of preservation	2.50		
Basic Score = Score x acres of wetland preserved	20	15.00	15.00
<u>Scaling Factors</u> see tables below			
Wetland Category	0.05		
Location	0.025		
Threat	0.05		
Sum of scaling factors	0.125		
CREDITS AVAILABLE (Basic Score) x (sum of scaling factors) =	2.50 Acre-points	1.88 Acre-points	1.88 Acre-points

Calculating credits achieved through preservation

The credits available from preservation are calculated by scoring the importance and location of the site being proposed for preservation.

- If you are preserving wetlands use the first table below. The wetland will have to be scored for its functions using the Scoring Sheet in Appendix A.
- If you are preserving uplands use the second table.

To come up with ratios for preservation that are similar to those currently in use we modify the "Basic Score" by "Scaling Factors" that reflect the importance of the site and the potential threats to the site. The descriptions of the criteria used for determining the scaling factors are given after the tables. The tables show two scaling factors for each criterion. Use the first scaling factor if the mitigation plan you are proposing also meets the "no net loss of area" policy. This means you are creating or re-establishing an area of wetland that is equivalent to the area lost. Use the second scaling factor if wetland area is not fully replaced (i.e., the mitigation consists of only mostly rehabilitation, enhancement and/or preservation).

Preservation of Existing Wetlands

Wetland D

Calculating Credits When Preserving Wetlands	Improving Water Quality	Hydrologic Functions	Habitat Functions
Scores of wetland being preserved (<i>from Scoring Sheet</i>)	8	6	4
Acres of preservation	0.14		
Basic Score = Score x acres of wetland preserved	1.12	0.84	0.56
Scaling Factors see tables below			
Wetland Category	0		
Location	0.025		
Threat	0.05		
Sum of scaling factors	0.075		
CREDITS AVAILABLE (Basic Score) x (sum of scaling factors) =	0.08 Acre-points	0.06 Acre-points	0.04 Acre-points

Definitions:

Site connected to an undisturbed habitat at least 250 acres in size– Use a map or aerial photograph to determine if site being preserved is part of, or connected to, a relatively undisturbed upland, wetland, or estuary, at least 250 acres in size. Relatively undisturbed means the area is not subject to regular disturbances from human activities (see p. 105). If site is connected by a corridor, the corridor must be relatively undisturbed and at least 100 ft wide.

Site part of an undisturbed habitat of at least 25 acres - Use same criteria as above, but the size of undisturbed habitat only has to be 25 acres instead of 250.

Site provides a habitat corridor – The preservation site is a relatively undisturbed vegetated habitat corridor at least 50' wide between two existing patches of relatively undisturbed habitat at least 10 acres in size, or a relatively undisturbed riparian corridor that is at least ¼ mile in length and at least 50 ft wide.

Criterion – Location (*Use for both upland and wetland preservation*) - characterizes the position of the preservation site relative to the impact site.

Location of mitigation site relative to impact site	Same hydrologic unit*	Adjacent hydrologic unit*	Site chosen with no analysis of hydrologic units (negative scaling factor)
Scaling Factor if area is replaced	0.05	0.025	-0.02
Scaling Factor if area is <u>not</u> replaced	0.025	0.013	-0.04

*See site selection guide (Ecology publication #09-06-032) for defining hydrologic units used in watershed analyses.

Definitions:

Same hydrologic unit – The preservation site is in the same hydrologic unit as the impact site as defined in the site selection guide (Ecology publication #09-06-032). The scale of the hydrologic unit chosen should be compatible with those used in any available local planning efforts.

Adjacent hydrologic unit - The site is in a hydrologic unit that is contiguous with the one where the impacts will occur. (see above for defining hydrologic units)

Site chosen with no analysis of hydrologic units – the location of the preservation site was chosen without any analysis of the hydrologic units in the watershed.

Criterion - Degree of Threat (*Use for both upland and wetland preservation*) – Characterizes the level of imminent risk of loss or damage to the preservation site.

Threat	High	Moderate	Low
Scaling Factor if area is replaced	0.1	.05	0
Scaling Factor if area is <u>not</u> replaced	0.05	0.025	0

Definitions:

Threat High – There is a demonstrable threat to the site based on documented evidence of proposed destructive land use. The threat has to be documented. Also any areas within the boundaries of an incorporated city or town are under a High Threat.

Threat Moderate – There is threat to the site based on local and regional land use trends that are generally not the consequence of actions under the control of the land owner. Any areas within an urban growth boundary can be considered as having a moderate threat.

Threat Low – There is little evidence of an imminent risk to the preservation site.

Summary of Credits and Debits

This summary provides space for three separate impact sites and three mitigation areas. If more areas are planned, another sheet will be needed.

DEBITS (all numbers are acre-points)	Improving Water Quality	Hydrologic Function	Habitat Function
	Site #1 Site #2 Site #3	Site #1 Site #2 Site #3	Site #1 Site #2 Site #3
	2.59	1.85	1.48
TOTAL (in acre-points)	2.59	1.85	1.48
CREDITS (all numbers are acre-points)	Improving Water Quality	Hydrologic Function	Habitat Function
	Site #1 Site #2 Site #3	Site #1 Site #2 Site #3	Site #1 Site #2 Site #3
Creation/re- establishment			
Rehabilitation			
Enhancement			
Wetland Preservation	3.06	2.30	2.22
Upland Preservation			
TOTAL			
Credits available (In acre-points)	3.06	2.30	2.22
BALANCE			
Credits - Debits	0.47	0.45	0.74

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A - Post Project Conditions Date of site visit: 5/29/20

Rated by Wallin Trained by Ecology? ☒ Yes ☐ No Date of training 2014

HGM Class used for rating Depressional Wetland has multiple HGM classes? ☐ Y ☒ N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map Google Earth

OVERALL WETLAND CATEGORY III (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

- ☐ Category I – Total score = 23 - 27
☐ Category II – Total score = 20 - 22
☒ Category III – Total score = 16 - 19
☐ Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H ☒ M ☐ L ☐	H ☒ M ☐ L ☐	H ☐ M ☒ L ☐	
Landscape Potential	H ☐ M ☒ L ☐	H ☐ M ☒ L ☐	H ☐ M ☐ L ☒	
Value	H ☒ M ☐ L ☐	H ☐ M ☐ L ☒	H ☐ M ☒ L ☐	TOTAL
Score Based on Ratings	8	6	5	19

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I ☐ II ☐
Wetland of High Conservation Value	I ☒
Bog	I ☐
Mature Forest	I ☐
Old Growth Forest	I ☐
Coastal Lagoon	I ☐ II ☐
Interdunal	I ☐ II ☐ III ☐ IV ☐
None of the above	☐

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☒ NO – go to 2

☐ YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

☐ NO – **Saltwater Tidal Fringe (Estuarine)**

☒ YES – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒ NO – go to 3

☐ YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☒ NO – go to 4

☐ YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

☐ The wetland is on a slope (*slope can be very gradual*),

☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

☐ The water leaves the wetland **without being impounded**.

☒ NO – go to 5

☐ YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

☐ The overbank flooding occurs at least once every 2 years.

Wetland name or number A

☒ NO – go to 6

☐ YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

☐ NO – go to 7

☒ YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐ NO – go to 8

☐ YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 ☒ Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 ☐ Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 ☐ Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1 ☐		3
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions) (Yes = 4 No = 0)		4
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 ☒ Wetland has persistent, ungrazed, plants > 1/2 of area points = 3 ☐ Wetland has persistent, ungrazed plants > 1/10 of area points = 1 ☐ Wetland has persistent, ungrazed plants < 1/10 of area points = 0 ☐		5
D 1.4. Characteristics of seasonal ponding or inundation: <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > 1/2 total area of wetland points = 4 ☒ Area seasonally ponded is > 1/4 total area of wetland points = 2 ☐ Area seasonally ponded is < 1/4 total area of wetland points = 0 ☐		4
Total for D 1		16

Rating of Site Potential If score is: ☒ 12-16 = H ☐ 6-11 = M ☐ 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges? (Yes = 1 No = 0)		1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? (Yes = 1 No = 0)		1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 (No) = 0		0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source _____ Yes = 1 (No) = 0		0
Total for D 2		2

Rating of Landscape Potential If score is: ☐ 3 or 4 = H ☒ 1 or 2 = M ☐ 0 = L Record the rating on the first page

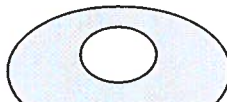
D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 (No) = 0		0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 (No) = 0		0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)? (Yes) = 2 No = 0		2
Total for D 3		2

Rating of Value If score is: ☒ 2-4 = H ☐ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS		
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation		
D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 ☒ Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 ☒ Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 ☐ Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0 ☐		4
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part. Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 ☐ Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 ☐ Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 ☒ The wetland is a "headwater" wetland points = 3 ☐ Wetland is flat but has small depressions on the surface that trap water points = 1 ☐ Marks of ponding less than 0.5 ft (6 in) points = 0 ☐		3
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself. The area of the basin is less than 10 times the area of the unit points = 5 ☒ The area of the basin is 10 to 100 times the area of the unit points = 3 ☐ The area of the basin is more than 100 times the area of the unit points = 0 ☐ Entire wetland is in the Flats class points = 5 ☐		5
Total for D 4		12
Rating of Site Potential If score is: ☒ 12-16 = H ☐ 6-11 = M ☐ 0-5 = L <i>Record the rating on the first page</i>		
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 (No) = 0		0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 (No) = 0		0
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 (No) = 0		0
Total for D 5		0
Rating of Landscape Potential If score is: ☐ 3 = H ☒ 1 or 2 = M ☐ 0 = L <i>Record the rating on the first page</i>		
D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met. The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 ☐ • Surface flooding problems are in a sub-basin farther down-gradient. points = 1 ☐ Flooding from groundwater is an issue in the sub-basin. points = 1 ☐ The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____ points = 0 ☐ There are no problems with flooding downstream of the wetland. points = 0 ☒		0
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 (No) = 0		0
Total for D 6		0
Rating of Value If score is: ☐ 2-4 = H ☐ 1 = M ☒ 0 = L <i>Record the rating on the first page</i>		

Wetland name or number A

These questions apply to wetlands of all HGM classes.		
HABITAT FUNCTIONS - Indicators that site functions to provide important habitat		
H 1.0. Does the site have the potential to provide habitat?		
H 1.1. Structure of plant community: <i>Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.</i> ☐ Aquatic bed 4 structures or more: points = 4 ☐ Emergent 3 structures: points = 2 ☒ Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1 ☒ Forested (areas where trees have > 30% cover) 1 structure: points = 0 <i>If the unit has a Forested class, check if:</i> ☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon	2	
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (<i>see text for descriptions of hydroperiods</i>). ☐ Permanently flooded or inundated 4 or more types present: points = 3 ☒ Seasonally flooded or inundated 3 types present: points = 2 ☐ Occasionally flooded or inundated 2 types present: points = 1 ☒ Saturated only 1 type present: points = 0 ☐ Permanently flowing stream or river in, or adjacent to, the wetland ☐ Seasonally flowing stream in, or adjacent to, the wetland ☐ Lake Fringe wetland 2 points ☐ Freshwater tidal wetland 2 points	1	
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft². <i>Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle</i> If you counted: > 19 species points = 2 5 - 19 species points = 1 < 5 species points = 0	1	
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. <i>If you have four or more plant classes or three classes and open water, the rating is always high.</i>  None = 0 points ☐  Low = 1 point ☐  Moderate = 2 points ☒     All three diagrams in this row are HIGH = 3 points ☐	2	

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☐ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☒ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		2
Total for H 1	Add the points in the boxes above	8

Rating of Site Potential If score is: ☐ 15-18 = H ☒ 7-14 = M ☐ 0-6 = L Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). <i>Calculate:</i> % undisturbed habitat $\frac{2.77}{2} + [(\% \text{ moderate and low intensity land uses})/2] \frac{0.00}{2} = 2.77\%$ If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. <i>Calculate:</i> % undisturbed habitat $\frac{18.80}{2} + [(\% \text{ moderate and low intensity land uses})/2] \frac{10.37}{2} = 29.17\%$ Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		1
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use 57.7% high intensity points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2	Add the points in the boxes above	-1

Rating of Landscape Potential If score is: ☐ 4-6 = H ☐ 1-3 = M ☒ < 1 = L Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose only the highest score that applies to the wetland being rated. Site meets ANY of the following criteria: points = 2 ☐ ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 ☒ Site does not meet any of the criteria above points = 0 ☐	

Rating of Value If score is: ☐ 2 = H ☒ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** This question is independent of the land use between the wetland unit and the priority habitat.

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- X — **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- X — **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt ☐ Yes – Go to SC 1.1 ☐ No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? ☐ Yes = Category I ☐ No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? ☐ — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) ☐ — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. ☐ — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. ☐ Yes = Category I ☐ No = Category II	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? ☒ Yes – Go to SC 2.2 ☐ No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? ☒ Yes = Category I ☐ No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf ☐ Yes – Contact WNHP/WDNR and go to SC 2.4 ☐ No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? ☐ Yes = Category I ☐ No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? ☐ Yes – Go to SC 3.3 ☐ No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? ☐ Yes – Go to SC 3.3 ☐ No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? ☐ Yes = Is a Category I bog ☐ No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? ☐ Yes = Is a Category I bog ☐ No = Is not a bog	Cat. I

Wetland name or number A

SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> ☐ — Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. ☐ — Mature forests (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). ☐ Yes = Category I ☐ No = Not a forested wetland for this section	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) ☐ Yes – Go to SC 5.1 ☐ No = Not a wetland in a coastal lagoon SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland is larger than 1/10 ac (4350 ft²) ☐ Yes = Category I ☐ No = Category II	Cat. I Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 ☐ Yes – Go to SC 6.1 ☐ No = not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? ☐ Yes = Category I ☐ No – Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? ☐ Yes = Category II ☐ No – Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? ☐ Yes = Category III ☐ No = Category IV	Cat I Cat. II Cat. III Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	N/A

Wetland name or number A

This page left blank intentionally

OLYMPIA BEHAVIORAL HEALTH

COMPENSATORY MITIGATION PLAN

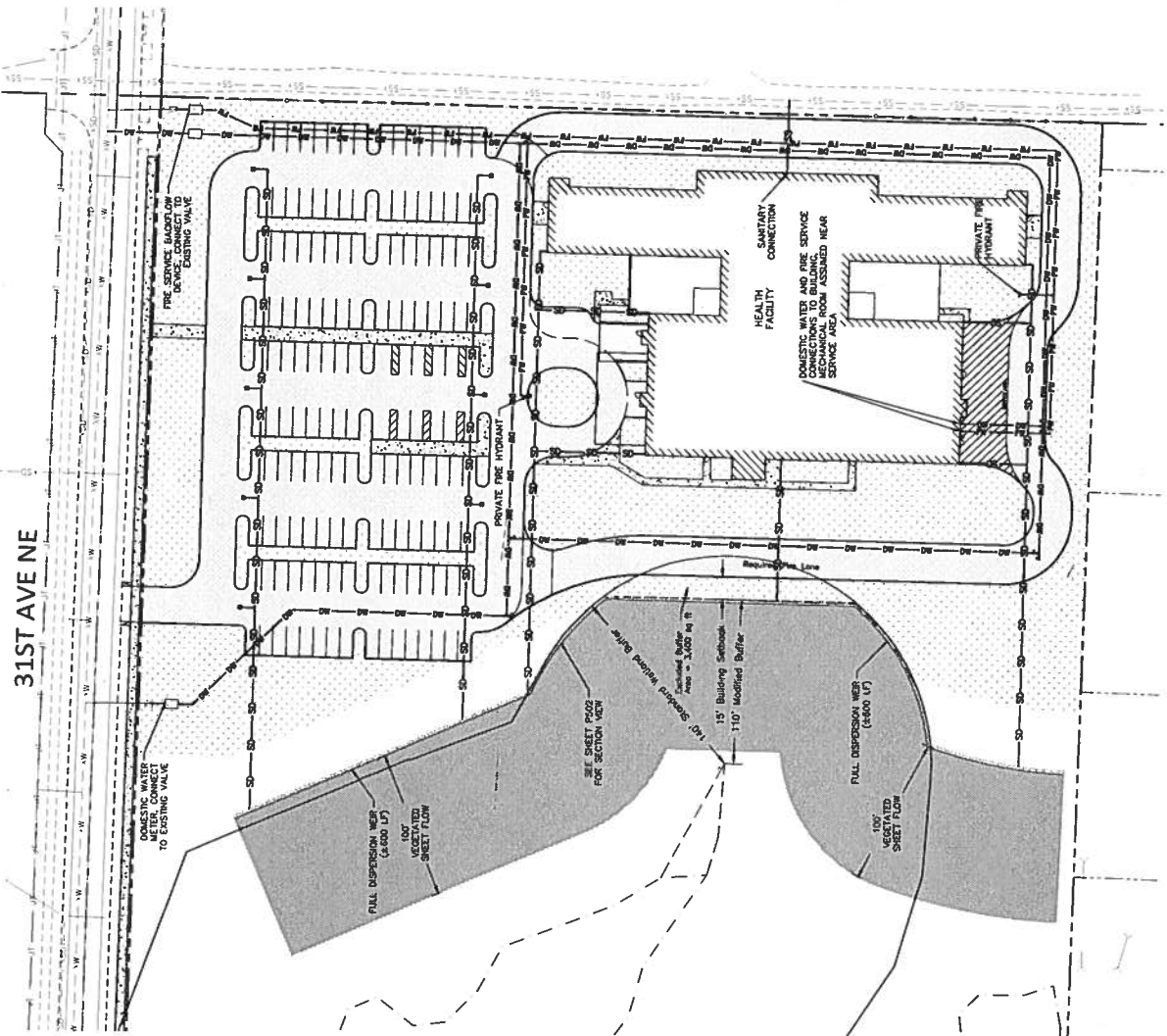
APPENDIX C: WETLAND BUFFER MODIFICATION

1. DATE: 10/10/2020
2. PROJECT: LACEY BEHAVIORAL HEALTH
3. SHEET: P500
4. JOB NO: 2542-002
5. CITY OF LACEY CASEFILE #

NO.	DATE	DESCRIPTION	BY	CHK
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



- NOTES AND ASSUMPTIONS:
1. ASSUMED ROOF DRAIN LOCATIONS
 2. ASSUMED SANITARY CONNECTION POINT
 3. ASSUMED WATER (DOMESTIC AND FIRE SERVICE) CONNECTION POINT



CITY OF LACEY CASEFILE #

SHEET
P500

JOB NO
2542-002

2020-09-10 DD PROGRESS SET

OLYMPIA BEHAVIORAL HEALTH DRAINAGE REPORT

Lacey, Washington

For:

Universal Health Services, Inc.
c/o Dianna Cassey



RENEW: _ _ _ _ _

Prepared By:

Westlake Consultants Inc.
15115 SW Sequoia Parkway, Suite 150
Tigard, OR 97224
Phone: (503) 684-0652

June 30th, 2020

WCI #2542-002



Planning | Engineering | Surveying



Project Engineer's Certification

"I hereby state that this Drainage Report for the proposed Olympia Behavioral Health project has been prepared by me or under my supervision and meets the minimum standards of the City of Lacey and normal standards for Engineering practice. I understand the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities prepared by me."

Table of Contents

Project Engineer's Certification	1
1.0 Proposed Project Description.....	3
• 1.1.....Analysis of the Core Requirements	
2.0 Existing Conditions Description	6
3.0 Vicinity Analysis and Subbasin Description.....	7
4.0 Flow Control and Water Quality Facility Sizing.....	8
5.0 Aesthetic Consideration for Facilities	9
6.0 Conveyance System Analysis and Design	10
7.0 Covenants, Dedications, Easements.....	11
8.0 Agreements and Guarantees.....	12
9.0 Other Permits or Conditions.....	13
Appendix:.....	14
• Appendix A: Vicinity Map, Tax Map, UGA Zone Map, USGS Soils Map	
• Appendix B: Flow Chart, Figure 2.1	
• Appendix C: Developed Drainage Basin Map, Wetland Map	
• Appendix D: Stormwater Conveyance Map	
• Appendix E: Schedule of Drainage Structures	
• Appendix F: Geotechnical Soils Report	
• Appendix G: Preliminary Plans	
• Appendix H: SWPPP Narrative and Plan	
• Appendix I: Maintenance and Source Control Plan	
• Appendix J: HydroCAD Model Peak Flows 100-yr and 25-yr Events	

1.0 Proposed Project Description

The proposed Olympia Behavioral Health facility will apply for a commercial building permit to construct a medical facility. The proposed site is located at 3000 Marvin Road NE, parcel # 11802310200 within S02T18R1W. The zoning is undefined according to the "North County Urban Growth Area" map (light blue is not in the legend, **Appendix A**). Other permits required for this development shall be outlined by the City of Lacey.

The north side of the development shall consist of drive aisles and parking facilities between the proposed building and the existing Public 31st Avenue. There will be a fire and maintenance access road surrounding the perimeter of the building. Catch basins and a conveyance pipe system shall send runoff to a stormwater dispersion facility located along the western edge of the development adjacent to the wetland buffer. This facility shall discharge runoff to the existing wetland across the entire length of the facility following the design procedures. Water quality shall be addressed by replanting a minimum 100 LF of the wetland buffer for each discharge point from the dispersion trench. Please see later sections of this report that discuss the layout in further detail. The runoff of roof areas is considered non-pollution generating impervious surface and therefore categorized as "zero percent effective" and will also be routed to the dispersion facility.

Road improvements along 31st Avenue shall consist of constructing a sidewalk with planter strip along the entire 900 LF of the parcel's frontage with that ROW. Please refer to the Vicinity Map of **Appendix A**. The proposed total impervious area for this development is 3.25 acres with an approximate disturbed area of 5.6 acres with the total lot size of 21.30 acres.

All runoff generated from this site shall be fully dispersed to the existing wetland (native forest), providing low impact development design per the requirements of the City of Lacey Stormwater Manual.

1.1 Analysis of the Core Requirements

Core Requirement No. 1: Preparation of Stormwater Site Plans and Reports.

Response: This document hereby meets the requirements of Core Requirement No. 1 which includes preparation of the Stormwater Site Plans and reports.

Core Requirement No. 2: Construction Stormwater Pollution Prevention.

Response: A preliminary Construction Stormwater Pollution Prevention Plan has been prepared for this site meeting this requirement (see **Appendix H**). A detailed plan will be prepared during construction documents.

Core Requirement No. 3: Source Control of Pollution.

Response: All known, available and reasonable Source Control BMPs applicable to this project will be utilized on this project. Source Control BMPs have been selected, designed, and maintained according to Volume 4 of the Department of Ecology's 2005

Stormwater Management Manual for Western Washington. Please refer to **Appendix I** of this report for the applicable Source Control BMPs.

Core Requirement No. 4: Preservation of Natural Drainage Systems and Outfalls.

Response: The site discharges runoff to the existing wetland/aquifer on the parcel naturally and will continue to do so after construction of the proposed development, thereby providing preservation of natural drainage systems.

Core Requirement No. 5: On-Site Stormwater Management.

Response: The project is proposing full dispersion as on-site stormwater management per the "LID performance standard option". The runoff will be collected, treated for water quality via native vegetation flowpath of 100 feet and discharge to the existing wetland. Therefore, all on-site stormwater will be sent to recharge the existing wetland which meets this core requirement. Requirements for Post-Construction Soil Quality and Depth apply for all disturbed areas, lawn and landscaping are listed below.

Soil Retention:

Native topsoil shall be retained in an undisturbed state to the maximum extent practicable. In areas requiring grading, remove and stockpile the topsoil on site in a designated, controlled area, not adjacent to public resources and critical areas, to be reapplied to other portions of the site where feasible.

Soil Quality:

All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility, or engineered as structural fill or slope shall at project completion, demonstrate the following:

1. A topsoil layer with a minimum organic matter content of ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.
2. Planting beds must be mulched with 2 inches of organic material.
3. Quality of compost and other materials used to meet the organic content requirements:
 - a. The organic content for "pre-approved" amendment rates can be met only using compost that meets the definition of "composted materials" in WAC 173-350-220. The compost must also have an organic matter content of 35% to 65%, and a carbon to nitrogen ratio below 25:1. The ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.
 - b. Calculated amendment rates may be met through use of composted materials as defined above; or other organic materials amended to meet

the carbon to nitrogen ration requirements and meeting the contaminant standards fo Grade A Compost.

Implementation Options:

The soil quality design guidelines listed above can be met by using one, or a combination of the methods listed below:

1. Leave undisturbed native vegetation and soil and protect from compaction during construction.
2. Amend existing site topsoil or subsoil either at default "pre-approved" rates, or at custom calculated rates based on tests of the soil amendment.
3. Stockpile existing topsoil during grading and replace it prior to planting. Stockpiled topsoil must also be amended if needed to meet the organic matter or depth requirements, either at a default "pre-approved" rate or at a custom calculated rate.
4. Import topsoil mix of sufficient organic content and depth to meet the requirements. Soil that already meets the depth and organic matter quality standards, and is not compacted, need not be amended.

Core Requirement No. 6: Runoff Water Quality Treatment.

Response: The project has more than 5,000 SF of pollution-generating impervious surface and is considered a high-use site; therefore, Water Quality will be applied by a native vegetation flowpath of 100 feet from each discharge point of the dispersion trench to the wetland.

Core Requirement No. 7: Flow Control.

Response: Flow control will be met by a fully dispersion trench to the existing wetland. The wetland is an isolated depression with an overflow to the north wetland across 31st Avenue connected by a pipe culvert crossing.

Core Requirement No. 8: Wetlands Protection.

Response: Remaining wetlands on or adjacent to this project site shall be protected in perpetuity in accordance with City of Lacey requirements. Full dispersion of all impervious surfaces will provide wetland recharge.

Core Requirement No. 9: Operation and Maintenance.

Response: A preliminary Operation and Maintenance Agreement and Maintenance Manual have been provided for this project site within **Appendix I** of this document.

2.0 Existing Conditions Description

The site is a 21.30-acre parcel located south of 31st Avenue between Marvin Road NE and Hogum Bay Road NE within the city of Lacey, Washington. The site is mostly undisturbed forest with the exception of a public aquifer and protection fencing on the far west side opposite of our proposed development. The parcel located to the east is a water reclamation facility.

The existing grades are relatively flat with small mounds and depressions with a maximum elevation difference of less than 10 vertical feet. Shallow ponding has been observed in these depressions and appear to be the accumulation of direct precipitation. However, the wetland does exhibit surface infiltration at the rate of 1"/hr.

The geotechnical report has indicated that the advance outwash soils underlying the project site are suitable for infiltration but a hard pan (glacial till) must be punctured and is expected to be at a depth of 20' below ground surface. Therefore, designed infiltration facilities shall not be used to discharge runoff. Please refer to the geotechnical report in the **Appendix F** of this report for an exact description of the project site and infiltration rates to be expected.

3.0 Vicinity Analysis and Subbasin Description

There are no off-site tributary areas to this project site nor are there points of discharge from the project site except to the existing wetland. The wetland behaves as an isolated depression and may experience ponding of runoff of 2' to 3' deep. The area does infiltrate at a rate of 1"/hr at the surface. Ponding of the wetland cannot exceed the depth stated as a natural overflow of the wetland exists and routes peak flows to the north across 31st Avenue via a culvert crossing. Runoff then infiltrates into the existing wetlands of the IDS facility. Further analysis downstream is not required since the IDS wetland does not have a discharge point other than infiltration.

Erosive velocities of the overflow channel have not been observed and are not expected post development since full dispersion is proposed. Therefore, potential problems of runoff rates from the proposed development are minor and will facilitate recharge of the existing wetland and aquifer.

4.0 Flow Control and Water Quality Facility Sizing

Flow control shall be met by utilizing a full dispersal trench BMP to discharge/recharge to the existing wetland located on site. Multiple discharge points shall be intermittently placed such that flow is not concentrated via a flow spreader weir and each discharge point shall have no more than 0.5 cfs of discharge for the peak event (see **Appendix J**). The drainage path of each discharge point shall traverse a 100-foot path over native vegetation for Water Quality. Given the flow restriction of the dispersal trench and the minimum length of vegetated flow, calculations are not being submitted due to minimum flow rates and adequate treatment capacity.

The roof runoff is considered nonpollution generating impervious surface and therefore is labeled as "zero percent effective" and does not count towards the impervious surface discharging to the wetland. The remainder of the site has 2.33 acres of impervious surface. The 10% threshold for effective impervious surface for the 21.30-acre site is 2.13 acres. The proposed impervious surface is 0.20 acres (0.9%) over the 10% threshold.

There is also a requirement to preserve 65% of the native vegetation, this project is proposing to preserve 73.8%. Thus, an exception is being asked for the maximum effective impervious surface by providing more preservation than required.

5.0 Aesthetic Consideration for Facilities

The proposed facility is for a behavioral health facility and part of the amenities designed into the facility include outdoor viewing of the existing on-site natural areas being retained on over 70% of the site area. Therefore, aesthetics have been a primary consideration in the proposed storm design if not mandated by the Stormwater manual. Other than the proposed site improvements necessary for functionality of the health facility, specifically the building, parking lot, drive aisles and sidewalk connections, the remaining 70+/-% of the 21 acre site will not be developed and the existing wetlands and buffers will be mitigated and enhanced. Utility vaults and risers will be screened by various bushes and surface facilities for stormwater conveyance and the full dispersion design is proposed for water quality to both limit the impact on undeveloped area of the site and to be aesthetically pleasing.

6.0 Conveyance System Analysis and Design

The roof area of the building is a nonpollution generating surface and will be routed to the dispersion facility as zero percent effective surface. The remainder of the sites impervious surfaces will be captured by catch basins and will be routed via a pipe network to a dispersion trench. A full dispersion BMP is proposed and will be located along the western edge of the project. Since full dispersion is proposed, continuous modeling is not required. Peak flows have been calculated for the 100-year storm using HydroCAD software and each dispersion trench is not to exceed 0.50 cfs of flow by using a flow splitting header system to distribute the flows between the dispersion trenches. See **Appendix J** for the peak flows that were used to determine the number of dispersion trenches required.

Also, in **Appendix J** is a HydroCAD model for the 25-year storm to determine conveyance capacity. See the schedule of structures in **Appendix E** for flow capacity and demand by HydroCAD model.

7.0 Covenants, Dedications, Easements

The public 31st Avenue NE right-of-way dedication along the entire length of the site's north boundary is proposed for construction of a public sidewalk and planter strip. There is an existing public sanitary sewer easement and public sanitary line located adjacent to the site's entire eastern boundary that will provide the site with service. During land use application review it will be determined if a wetland buffer easement or placing the wetland in a separate tract will also be proposed for the undeveloped areas of the site to ensure against any future development encroachment into the natural areas.

A maintenance guarantee to maintain the function of the stormwater facilities for treatment and dispersion trench shall be recorded and on file at the City per core requirement #5 (see Appendix I). The site is currently undeveloped raw land with no existing utilities on site. Therefore, utility conflicts with the proposed stormwater system are not expected or will be designed as to not avoid conflicts.

8.0 Agreements and Guarantees

The proposed water quality facilities will have a maintenance guarantee on file at the City for private onsite full dispersion facilities. There are no public facilities proposed since the improvements for the 31st Avenue ROW have already been accounted for by the road construction development completed by adjacent development to the north in 2019. Bonding of the private facilities may still be a consideration for a short duration depending upon the City of Lacey Development Guidelines and Public Works Standards.

9.0 Other Permits or Conditions

There are no other permits required for this project with regards to stormwater review criteria. There are wetlands onsite, but the proposed development is not encroaching within the high-quality wetlands. Wetland 'C', an isolated wetland per the environmental report, is being removed and mitigated for under the City's guidelines. The buffers for the remaining wetlands remain intact except for the proposed 100' wide, landscape dispersion discharge area that is proposed to be landscaped with native plantings to enhance the buffer and provide stormwater treatment and dispersion. As proposed, these BMPs are not expected to trigger a COE permits. All facilities are proposed in accordance with the City of Lacey's stormwater manual and drainage requirements.

Appendix:

Appendix A: Vicinity Map, Tax Map, UGA Zone Map, USGS Soils Map

Appendix B: Flow Chart, Figure 2.1

Appendix C: Developed Drainage Basin Map, Wetland Map

Appendix D: Stormwater Conveyance Map

Appendix E: Schedule of Drainage Structures

Appendix F: Geotechnical Soils Report

Appendix G: Preliminary Plans

Appendix H: SWPPP Narrative and Plan

Appendix I: Maintenance and Source Control Plan

Appendix J: HydroCAD Model Peak Flows 100-yr and 25-yr Events

APPENDIX A

VICINITY MAP

TAX MAP

UGA ZONE MAP

USGS SOILS MAP

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
2	Alderwood gravelly sandy loam, 8 to 15 percent slopes	B	80.6	69.0%
33	Everett very gravelly sandy loam, 8 to 15 percent slopes	A	29.5	25.3%
65	McKenna gravelly silt loam, 0 to 5 percent slopes	D	4.7	4.0%
110	Spanaway gravelly sandy loam, 0 to 3 percent slopes	A	2.0	1.7%
Totals for Area of Interest			116.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX B

FLOW CHART

FIGURE 2.1

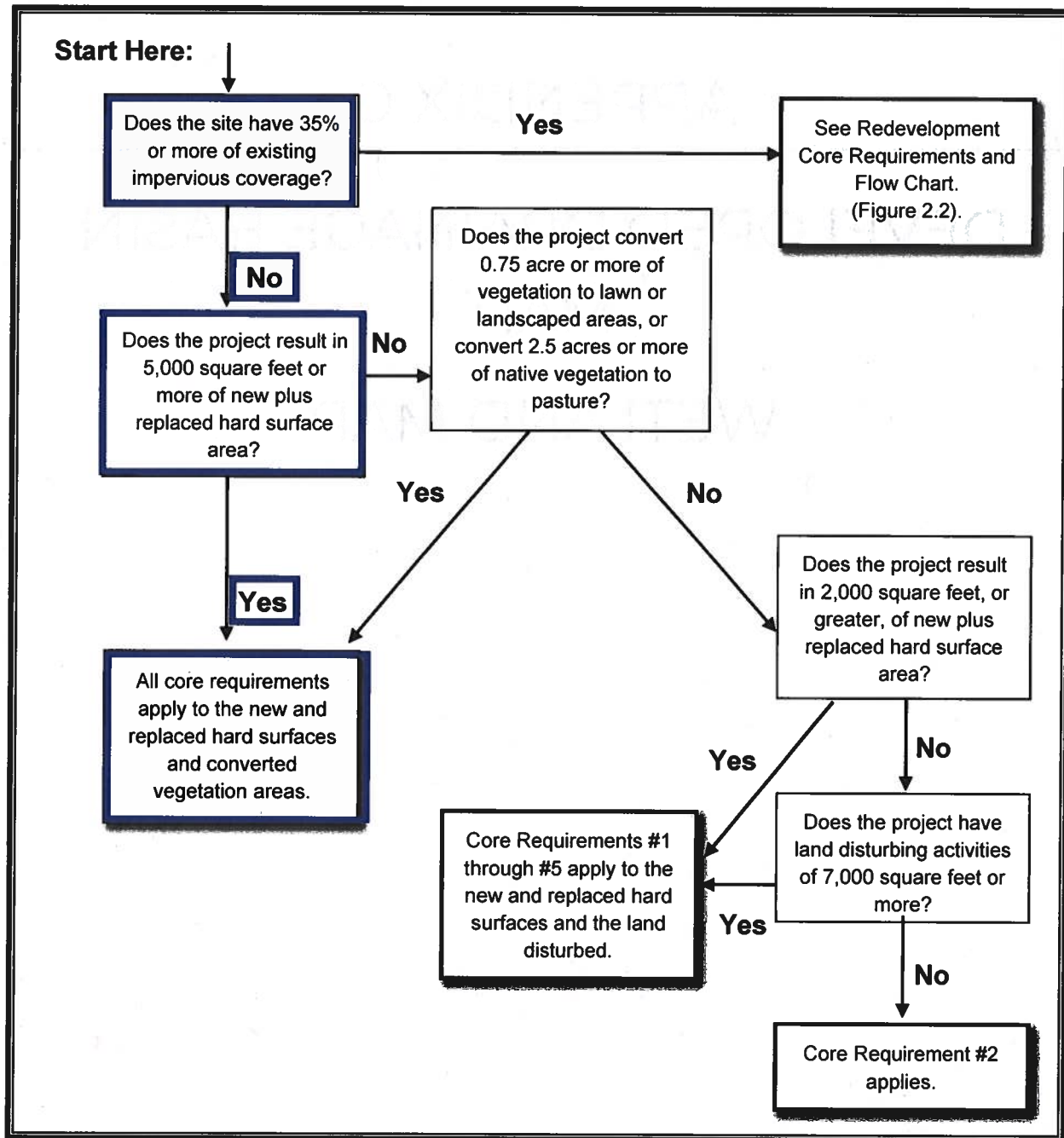
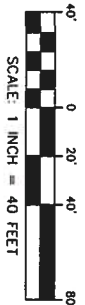
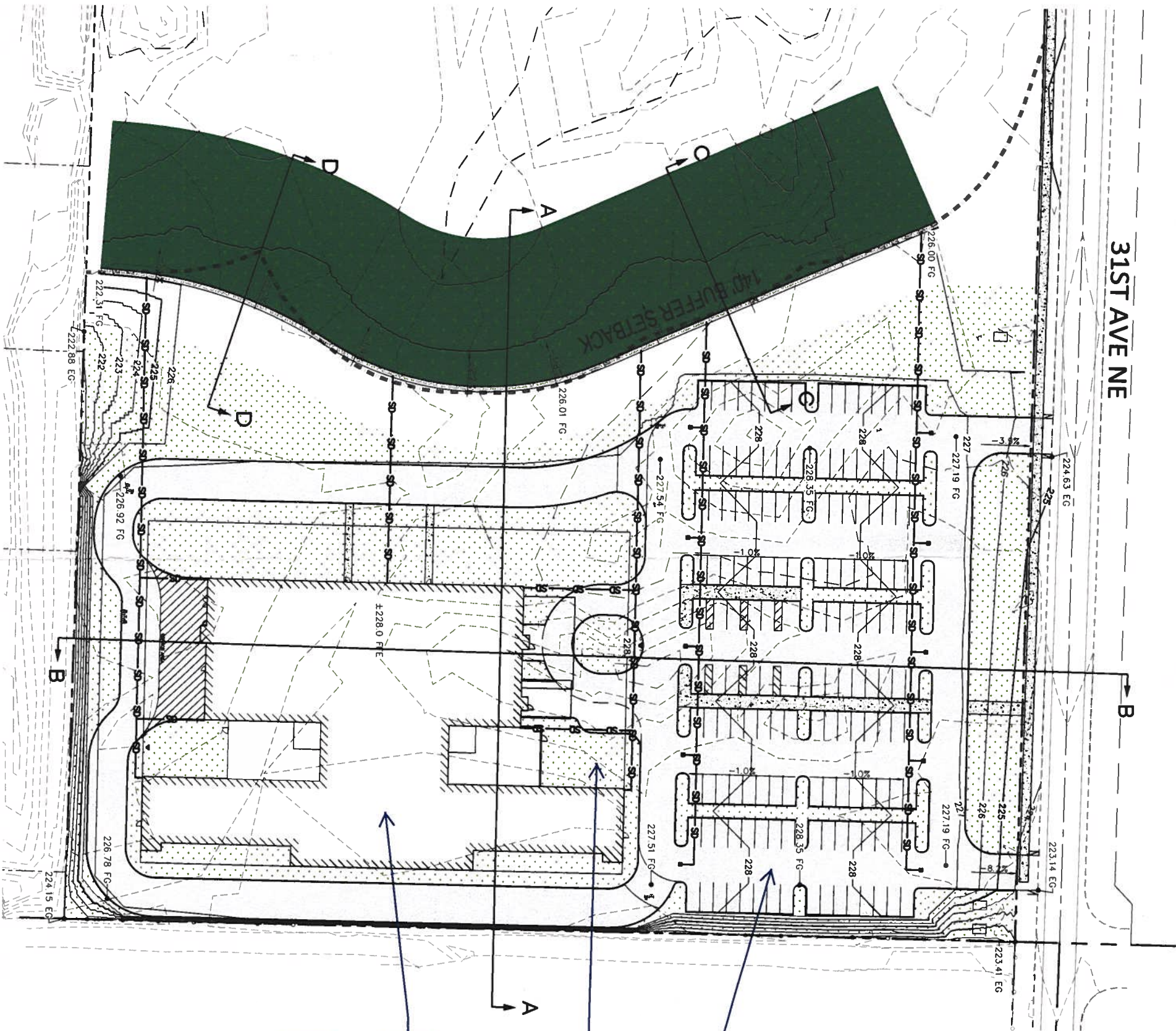


Figure 2.1. Flow Chart for Determining Requirements for New Development.

APPENDIX C

DEVELOPED DRAINAGE BASIN MAP

WETLAND MAP



NOTES AND ASSUMPTIONS:

1. SEE SHEET P402 FOR SECTION VIEWS
2. SITE VOLUMES:
CUT = 650 CY
FILL = 35210 CY
NET = 34560 CY FILL
- 2.1. THESE ARE RAW, IN GROUND, VOLUMES SO ANY FACTORS SUCH AS SHRINK/SWELL, COMPACTION, PAVEMENT SECTION, TRENCH SPOILS, ETC. ARE NOT INCLUDED
3. ASSUMED ROOF DRAIN LOCATIONS

PAVEMENT =
2.33 AC

LANDSCAPING =
2.35 AC

ROOF AREA =
0.92 AC

TOTAL DISTURBED AREA =
5.6 AC

CITY OF LACEY CASEFILE #: _____

**WESTLAKE**
CONSULTANTS
Planning | Engineering | Surveying

OLYMPIA BEHAVIORAL HEALTH
LACEY, WASHINGTON
GRADING PLAN
EAST AREA



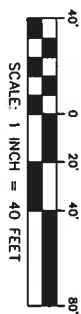
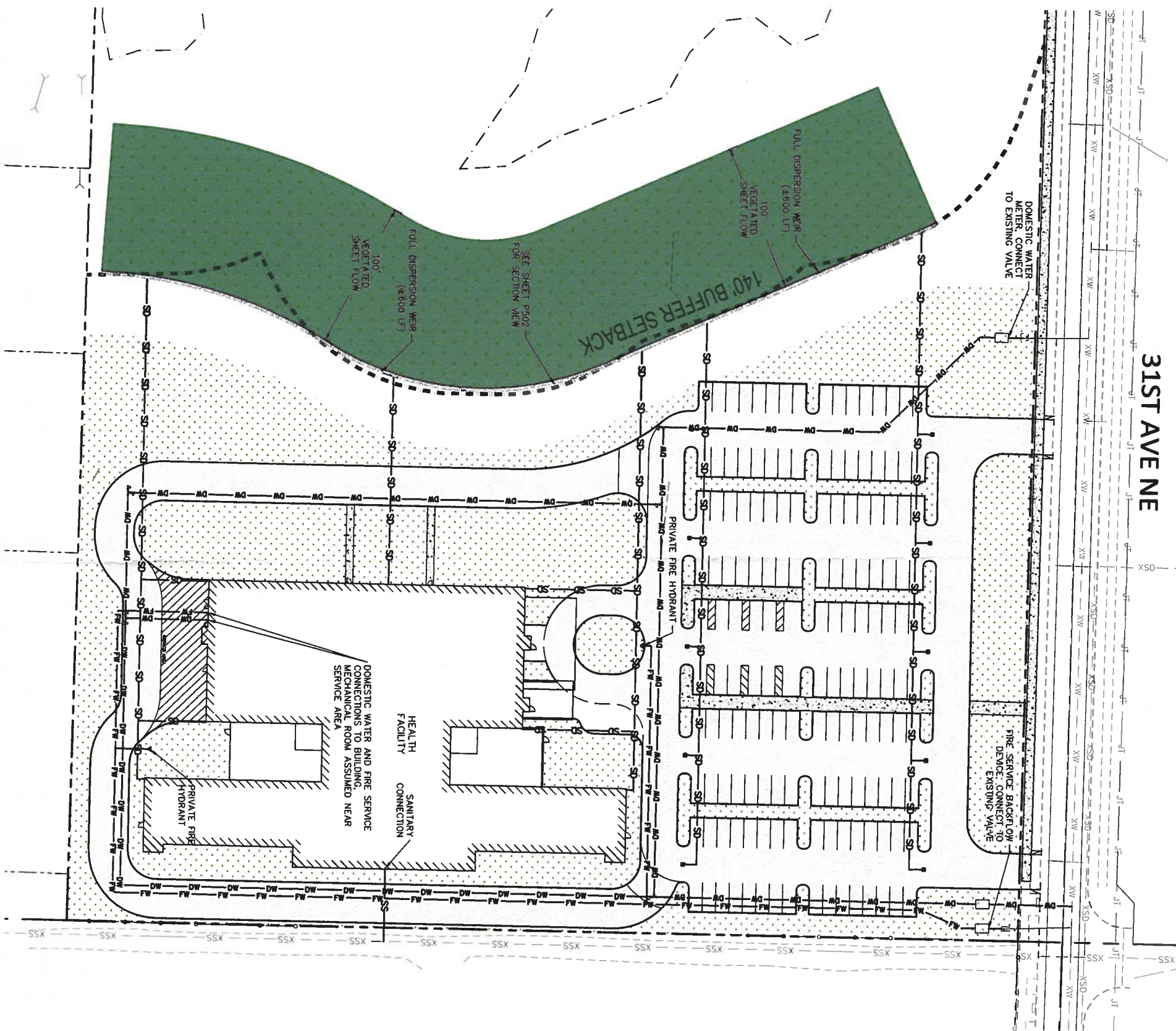
RENEW: _____
THESE PLANS AND THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND SHALL BE KEPT IN THE OFFICE OF WCI AND NOT BE LOANED, REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF WCI.

NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:

JOB NO.
2542-002
SHEET
P400

APPENDIX D

CONVEYANCE MAP



NOTES AND ASSUMPTIONS:

1. ASSUMED ROOF DRAIN LOCATIONS
2. ASSUMED SANITARY CONNECTION POINT
3. ASSUMED WATER (DOMESTIC AND FIRE SERVICE) CONNECTION POINT

THESE ENDORSEMENTS ARE THE PROPERTY OF
NORTH ATLANTIC CHOKOLATS INC. (NAC) AND
ARE NOT TO BE REPRODUCED IN ANY
MANNER EXCEPT WITH THE WRITTEN
PERMISSION OF NAC

BERNARD R. SMITH
STATE OF WASHINGTON
28,339
REGISTERED
PROFESSIONAL ENGINEER

RENEW: _____

OLYMPIA BEHAVIORAL HEALTH
LACEY, WASHINGTON

UTILITY PLAN
EAST AREA



WESTLAKE CONSULTANTS

Planning | Engineering | Surveying



Note:

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Legend

- TP-1 Approximate Test Pit Location and Designation

Source: Stengel-Hill Architecture, 2019

Olympia Behavioral Health
Lacey, Washington

Site and Exploration Location Plan

APPENDIX A

Field Explorations

APPENDIX A

FIELD EXPLORATIONS

Subsurface conditions at the site were explored on September 3, 2019 by advancing six test pits (TP-1 through TP-6) 6.0 to 14.0 feet below ground surface. The approximate locations of the explorations are shown on Figure 2. The test pits were advanced by Howard's Construction & Excavating, subcontracted by Landau Associates, Inc. (LAI).

The field explorations were coordinated and monitored by LAI personnel, who also obtained representative soil samples, maintained a detailed record of the subsurface soil and groundwater conditions observed, and described the soil by visual and textural examination. In general accordance with ASTM International standard test method D2488, *Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)*, each representative soil type observed was described using the soil classification system shown on Figure A-1. Logs of the explorations are presented on Figures A-2 through A-7. The stratigraphic contacts shown on the logs represent the approximate boundaries between soil types; actual transitions may be more gradual. A further discussion of the soil and groundwater conditions observed is provided in the main text of this report.

Samples obtained from the test pits were taken to LAI's soils laboratory for further examination and testing. The test results and a discussion of the testing procedures are presented in Appendix B.

Upon completion of sampling, the test pits were backfilled with the excavated material. The material was compacted using the bucket of the backhoe.

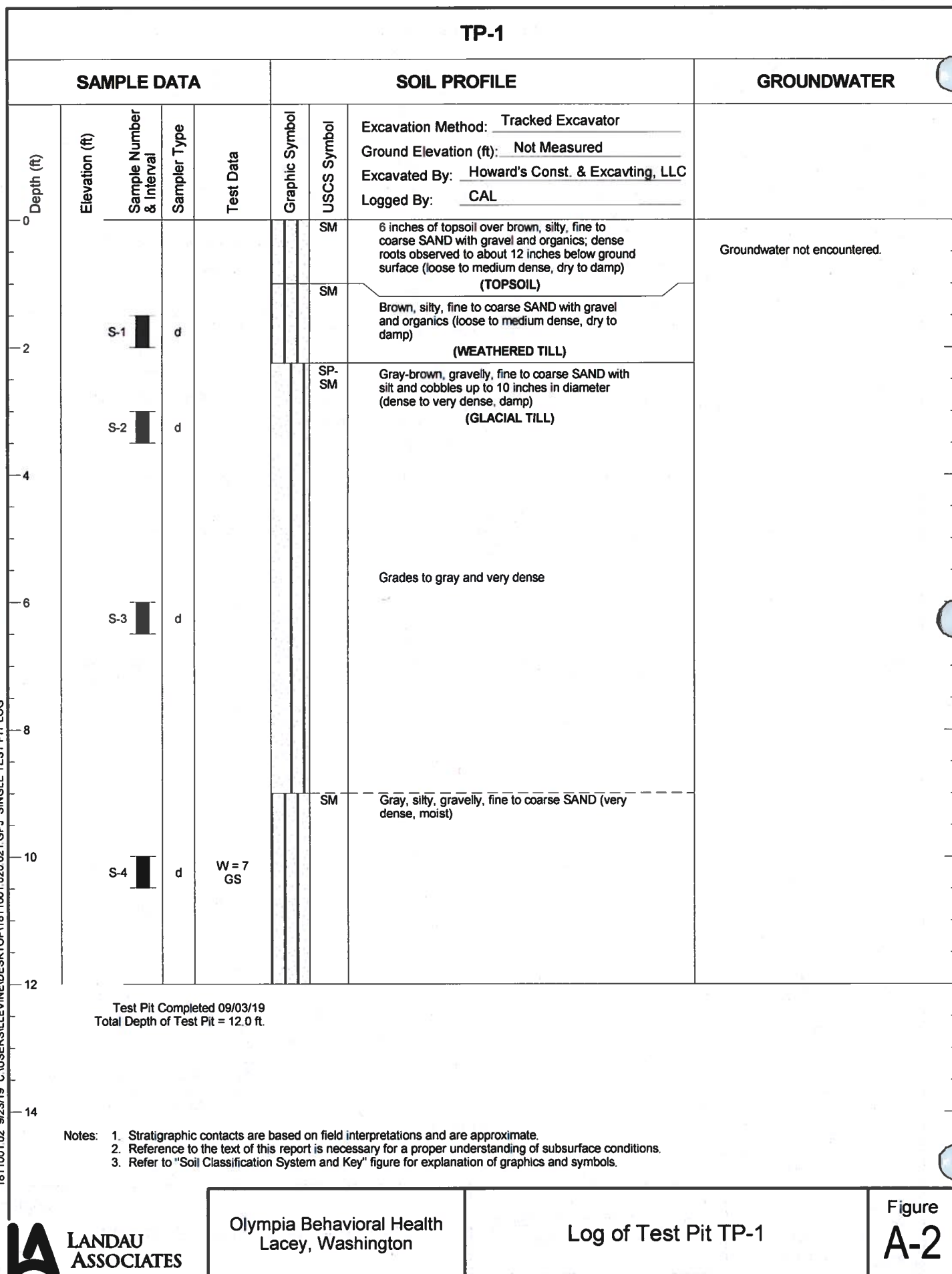
Soil Classification System

	MAJOR DIVISIONS		GRAPHIC SYMBOL	USCS LETTER SYMBOL ⁽¹⁾	TYPICAL DESCRIPTIONS ⁽²⁾⁽³⁾
COARSE-GRAINED SOIL (More than 50% of material is larger than No. 200 sieve size)	GRAVEL AND GRAVELLY SOIL (More than 50% of coarse fraction retained on No. 4 sieve)	CLEAN GRAVEL (Little or no fines)		GW	Well-graded gravel; gravel/sand mixture(s); little or no fines
		GRAVEL WITH FINES (Appreciable amount of fines)		GP	Poorly graded gravel; gravel/sand mixture(s); little or no fines
				GM	Silty gravel; gravel/sand/silt mixture(s)
	SAND AND SANDY SOIL (More than 50% of coarse fraction passed through No. 4 sieve)	CLEAN SAND (Little or no fines)		SW	Well-graded sand; gravelly sand; little or no fines
		SAND WITH FINES (Appreciable amount of fines)		SP	Poorly graded sand; gravelly sand; little or no fines
				SM	Silty sand; sand/silt mixture(s)
FINE-GRAINED SOIL (More than 50% of material is smaller than No. 200 sieve size)	SILT AND CLAY (Liquid limit less than 50)			SC	Clayey sand; sand/clay mixture(s)
				ML	Inorganic silt and very fine sand; rock flour; silty or clayey fine sand or clayey silt with slight plasticity
				CL	Inorganic clay of low to medium plasticity; gravelly clay; sandy clay; silty clay; lean clay
	SILT AND CLAY (Liquid limit greater than 50)			OL	Organic silt; organic, silty clay of low plasticity
				MH	Inorganic silt; micaceous or diatomaceous fine sand
				CH	Inorganic clay of high plasticity; fat clay
	HIGHLY ORGANIC SOIL			OH	Organic clay of medium to high plasticity; organic silt
				PT	Peat; humus; swamp soil with high organic content

OTHER MATERIALS	GRAPHIC SYMBOL	USCS LETTER SYMBOL	TYPICAL DESCRIPTIONS
PAVEMENT		AC or PC	Asphalt concrete pavement or Portland cement pavement
ROCK		RK	Rock (See Rock Classification)
WOOD		WD	Wood, lumber, wood chips
DEBRIS		DB	Construction debris, garbage

- Notes: 1. USCS letter symbols correspond to symbols used by the Unified Soil Classification System and ASTM classification methods. Dual letter symbols (e.g., SP-SM for sand or gravel) indicate soil with an estimated 5-15% fines. Multiple letter symbols (e.g., ML/CL) indicate borderline or multiple soil classifications.
2. Soil descriptions are based on the general approach presented in the Standard Practice for Description and Identification of Soils (Visual-Manual Procedure), outlined in ASTM D 2488. Where laboratory index testing has been conducted, soil classifications are based on the Standard Test Method for Classification of Soils for Engineering Purposes, as outlined in ASTM D 2487.
3. Soil description terminology is based on visual estimates (in the absence of laboratory test data) of the percentages of each soil type and is defined as follows:
- Primary Constituent: > 50% - "GRAVEL," "SAND," "SILT," "CLAY," etc.
 Secondary Constituents: > 30% and < 50% - "very gravelly," "very sandy," "very silty," etc.
 > 15% and < 30% - "gravelly," "sandy," "silty," etc.
 Additional Constituents: > 5% and < 15% - "with gravel," "with sand," "with silt," etc.
 < 5% - "with trace gravel," "with trace sand," "with trace silt," etc., or not noted.
4. Soil density or consistency descriptions are based on judgement using a combination of sampler penetration blow counts, drilling or excavating conditions, field tests, and laboratory tests, as appropriate.

Drilling and Sampling Key		Field and Lab Test Data	
SAMPLER TYPE	SAMPLE NUMBER & INTERVAL	Code	Description
a 3.25-inch O.D., 2.42-inch I.D. Split Spoon		PP = 1.0	Pocket Penetrometer, tsf
b 2.00-inch O.D., 1.50-inch I.D. Split Spoon		TV = 0.5	Torvane, tsf
c Shelby Tube		PID = 100	Photoionization Detector VOC screening, ppm
d Grab Sample		W = 10	Moisture Content, %
e Single-Tube Core Barrel		D = 120	Dry Density, pcf
f Double-Tube Core Barrel		-200 = 60	Material smaller than No. 200 sieve, %
g 2.50-inch O.D., 2.00-inch I.D. WSDOT		GS	Grain Size - See separate figure for data
h 3.00-inch O.D., 2.375-inch I.D. Mod. California		AL	Atterberg Limits - See separate figure for data
i Other - See text if applicable		GT	Other Geotechnical Testing
1 300-lb Hammer, 30-inch Drop		CA	Chemical Analysis
2 140-lb Hammer, 30-inch Drop	Groundwater 		
3 Pushed			
4 Vibrocore (Rotasonic/Geoprobe)			
5 Other - See text if applicable			



TP-2

SAMPLE DATA

SOIL PROFILE

GROUNDWATER

Depth (ft)

Elevation (ft)

Sample Number & Interval

Sampler Type

Test Data

Graphic Symbol

USCS Symbol

Excavation Method: Tracked Excavator

Ground Elevation (ft): Not Measured

Excavated By: Howard's Const. & Excavating, LLC

Logged By: CAL

S-1

d

SM

6 inches of topsoil over brown, silty, fine to coarse SAND with gravel and organics; dense roots observed to about 12 inches below ground surface (loose to medium dense, dry to damp)
(TOPSOIL)

Groundwater not encountered.

S-2

d

W = 5
GS

SP-SM

Brown, silty, fine to coarse SAND with gravel and organics (loose to medium dense, dry to damp)

(WEATHERED TILL)

Gray-brown, very gravelly, fine to coarse SAND with silt and cobbles up to 10 inches in diameter (dense to very dense, damp)

(GLACIAL TILL)

Grades to gray and very dense

Test Pit Completed 09/03/19
Total Depth of Test Pit = 6.0 ft.

- Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
 2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
 3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

1811001.02 9/23/19 C:\USERS\ILLEVNE\DESKTOP\1811001.020.021.GPJ SINGLE TEST PIT LOG



LANDAU
ASSOCIATES

Olympia Behavioral Health
Lacey, Washington

Log of Test Pit TP-2

Figure
A-3

TP-3

SAMPLE DATA

SOIL PROFILE

GROUNDWATER

Depth (ft)	Elevation (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	Excavation Method: <u>Tracked Excavator</u> Ground Elevation (ft): <u>Not Measured</u> Excavated By: <u>Howard's Const. & Excavting, LLC</u> Logged By: <u>CAL</u>	Groundwater
0						SM	6 inches of topsoil over brown, silty, fine to coarse SAND with gravel and organics; sparse roots observed to about 30 inches below ground surface (loose to medium dense, dry to damp) (TOPSOIL)	Groundwater not encountered.
						SM	Brown, silty, fine to coarse SAND with gravel and organics (loose to medium dense, dry to damp) (WEATHERED TILL)	
2						SM	Gray, silty, gravelly, fine to coarse SAND with cobbles up to 12 inches in diameter (dense to very dense, damp) (GLACIAL TILL)	
4		S-1	d	W = 6 GS				
6								
8							Grades to with silt and very dense	
10							Grades to with gravel and damp to moist	
12		S-2	d					

Test Pit Completed 09/03/19
Total Depth of Test Pit = 12.0 ft.

- Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
 2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
 3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

1811001.02 9/23/19 C:\USERS\ILLEVINE\DESKTOP\1811001.02\0201 GPJ SINGLE TEST PIT LOG

TP-4

SAMPLE DATA

SOIL PROFILE

GROUNDWATER

Depth (ft)	Elevation (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	Excavation Method: <u>Tracked Excavator</u> Ground Elevation (ft): <u>Not Measured</u> Excavated By: <u>Howard's Const. & Excavating, LLC</u> Logged By: <u>CAL</u>	Groundwater
0						SM	6 inches of topsoil over brown, silty, fine to coarse SAND with gravel and organics; sparse roots observed to about 8 inches below ground surface (loose to medium dense, dry to damp) (TOPSOIL)	Groundwater not encountered.
		S-1	d			SM	Brown, silty, fine to coarse SAND with gravel and organics (loose to medium dense, dry to damp) (WEATHERED TILL)	
						SM	Gray-brown, gravelly, silty, fine to coarse SAND with cobbles up to 10 inches in diameter (dense to very dense, damp) (GLACIAL TILL) Grades to gray and very dense	
5		S-2	d	W = 5 GS		SP-SM	Gray, fine to coarse SAND with silt (very dense, damp)	
10								
		S-3	d				Grades to moist	

Test Pit Completed 09/03/19
Total Depth of Test Pit = 13.5 ft.

- Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
 2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
 3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

TP-5

SAMPLE DATA				SOIL PROFILE		GROUNDWATER
Depth (ft)	Elevation (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol
						Excavation Method: <u>Tracked Excavator</u> Ground Elevation (ft): <u>Not Measured</u> Excavated By: <u>Howard's Const. & Excavating, LLC</u> Logged By: <u>CAL</u>
						6 inches of topsoil over brown, silty, fine to coarse SAND with gravel and organics; sparse roots observed to about 12 inches below ground surface (loose to medium dense, dry to damp) (TOPSOIL)
						Brown, silty, fine to coarse SAND with gravel and organics (loose to medium dense, dry to damp) (WEATHERED TILL)
						Gray-brown, gravelly, fine to coarse SAND with silt and cobbles up to 8 inches in diameter (dense to very dense, damp) (GLACIAL TILL)
5		S-1	d	W = 7 GS		Grades to gray and very dense
10						Grades to moist
		S-2	d			

Test Pit Completed 09/03/19
Total Depth of Test Pit = 14.0 ft.

- Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
 2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
 3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

1811001 02 9/23/19 C:\USERS\LEVINE\DESKTOP\1811001 020 021.GPJ SINGLE TEST PIT LOG

TP-6

SAMPLE DATA

SOIL PROFILE

GROUNDWATER

Depth (ft)

Elevation (ft)

Sample Number & Interval

Sampler Type

Test Data

Graphic Symbol

USCS Symbol

Excavation Method: Tracked Excavator

Ground Elevation (ft): Not Measured

Excavated By: Howard's Const. & Excavating, LLC

Logged By: CAL

Groundwater not encountered.

S-1

d

SM

6 inches of topsoil over brown, silty, fine to coarse SAND with gravel and organics; dense roots observed to about 18 inches below ground surface (loose to medium dense, dry to damp)
(TOPSOIL)

SM

Brown, silty, fine to coarse SAND with gravel and organics (loose to medium dense, dry to damp)
(WEATHERED TILL)

SP-SM

Gray-brown, gravelly, fine to coarse SAND with silt and cobbles up to 10 inches in diameter (dense to very dense, damp)
(GLACIAL TILL)

SM

Gray, silty, gravelly, fine to coarse SAND (very dense, moist)

S-2

d

W = 7
GS

Test Pit Completed 09/03/19
Total Depth of Test Pit = 7.0 ft.

- Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
 2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
 3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

1811001.02 9/23/19 C:\USERS\LEVINE\DESKTOP\1811001.020.021.GPJ SINGLE TEST PIT LOG



LANDAU
ASSOCIATES

Olympia Behavioral Health
Lacey, Washington

Log of Test Pit TP-6

Figure
A-7

Laboratory Testing

APPENDIX B

LABORATORY TESTING

Natural moisture content determinations and grain size analyses were performed on select samples to facilitate soil classification. Laboratory testing was performed in general accordance with the ASTM International (ASTM) standard test methods described below. The samples were checked against the field log descriptions, which were updated where appropriate in accordance with ASTM standard test method D2487, *Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System)*.

Natural Moisture Content

Natural moisture content determinations were performed in general accordance with ASTM standard test method D2216, *Standard Test Methods for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass*. The natural moisture content is shown as $W = xx$ (i.e., percent of dry weight) in the column labeled "Test Data" on the summary logs in Appendix A.

Grain Size Analysis

To provide an indication of the grain size distribution of site soils, sieve analyses were conducted in accordance with ASTM standard test method D422, *Standard Test Method for Particle-Size Analysis of Soils*. Samples selected for grain size analyses are designated with a "GS" in the column labeled "Test Data" on the summary logs in Appendix A. The results of the grain size analyses are presented in the form of grain size distribution curves on Figures B-1 and B-2 in this appendix. Cobbles and boulders are not included in the Unified Soil Classification System, and are not shown on the figures that follow.

APPENDIX G

PRELIMINARY PLANS

Preliminary Plan

Please see Site Plan section of this Land Use Application.

APPENDIX H

SWPPP NARRATIVE AND PLAN

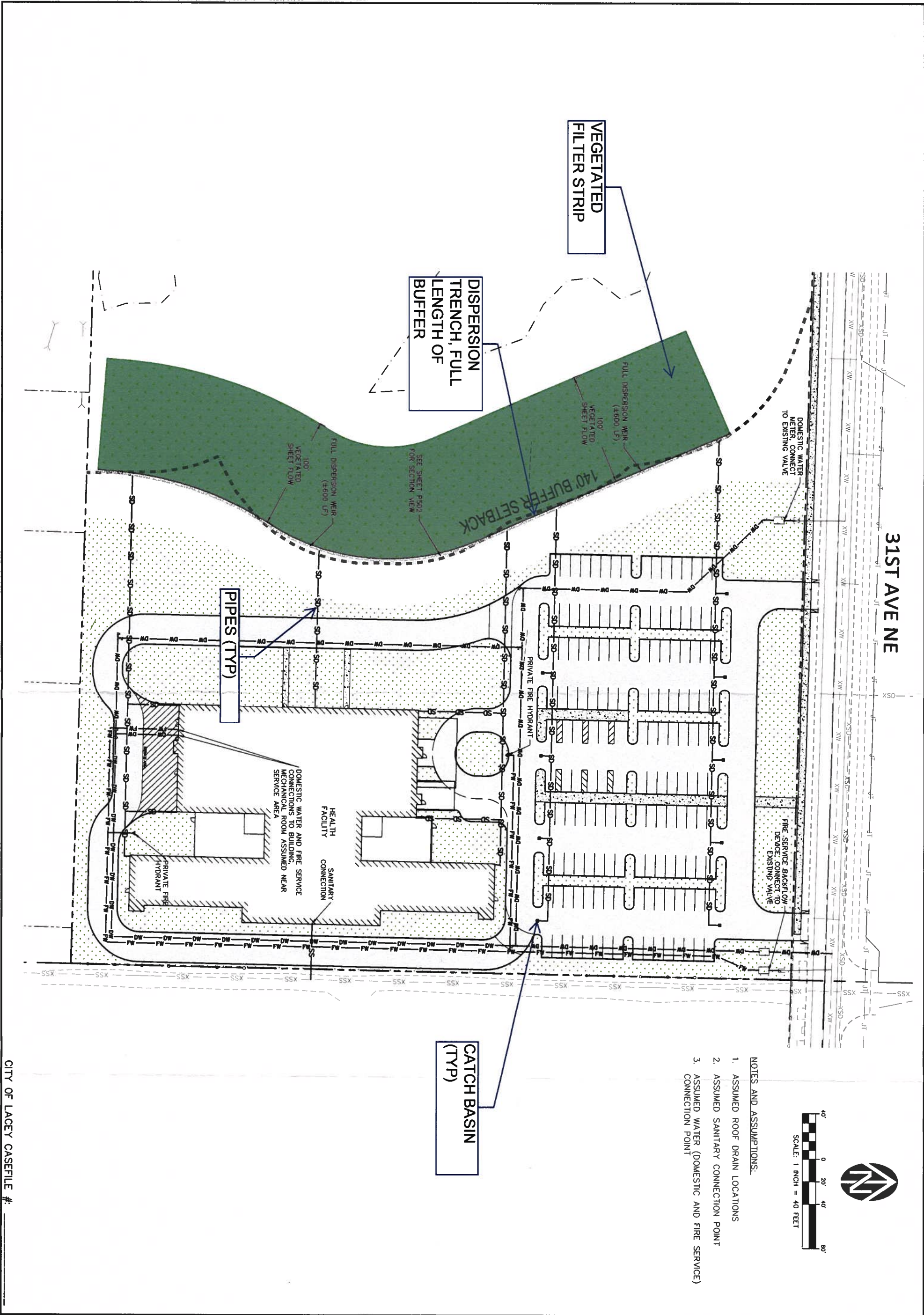
Construction Erosion and Sediment Control Summary

Temporary erosion and sediment control shall be met with a silt fence that is to surround the entire proposed disturbed project area to prevent sediment from leaving the site. Construction shall be sequence such that the dispersal trench is constructed and functioning before mass grading occurs so a discharge point to the wetland can be established. During mass grading, temporary v-ditches with check dams to convey runoff to sediment ponds shall be located at strategic points to capture sediment. All facilities will be clear of the footprint of the proposed infiltration facility. A construction entrance with wheel washing shall be utilized prior to vehicles leaving the site to prevent sediment from being tracked onto public roads. Inlet protection will be installed on all new and existing catch basins neat the project site. Further detail on the erosion and sediment control will be found in the Stormwater Pollution Prevention Plan produced during construction documents.

APPENDIX I

MAINTENANCE AND SOURCE CONTROL





CITY OF LACEY CASEFILE # _____

JOB NO. 2542-002	SHEET P500	REVISIONS					NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:	RENEW: _____
THESE DRAWINGS ARE THE PROPERTY OF BERNARD R. SMITH, PROFESSIONAL ENGINEER AND ARE NOT TO BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER DISSEMINATED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.  BERNARD R. SMITH STATE OF WASHINGTON 28,109 EXPIRED 12/31/80 PROFESSIONAL ENGINEER												

OLYMPIA BEHAVIORAL HEALTH
LACEY, WASHINGTON

UTILITY PLAN
EAST AREA

WESTLAKE CONSULTANTS

Planning | Engineering | Surveying

1b. Infiltration Ponds, Trenches, and Galleries

Infiltration ponds, trenches, and galleries are earthen excavations or underground structures that are “dry” except during and after rains, when they contain stormwater temporarily. Infiltration ponds, trenches, and galleries store water while gradually percolating water into the ground.

Infiltration Ponds, Trenches, and Galleries					
Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
General	Trash and Debris	Accumulated trash and debris. Dumping of yard wastes such as grass clippings and branches into pond. Presence of glass, plastic, metal, foam, or paper. In general, there should be no visual evidence of dumping.		No trash or debris present. Remove and properly dispose all trash and debris.	
	Poisonous Vegetation and Noxious Weeds	Any poisonous or nuisance vegetation which may constitute a hazard to the public (such as Scotch broom or blackberry vines, poison oak, tansy ragwort, stinging nettles, or devil's club). Any evidence of noxious weeds as defined in the <u>Thurston County Noxious Weeds List</u> .		Eliminate danger of poisonous vegetation where maintenance personnel or the public might normally be. Completely remove invasive, noxious, or nonnative vegetation in accordance with applicable regulations. <i>(Coordinate with Thurston County Health Department.)</i> Do not spray chemicals on vegetation without guidance or city approval. It is strongly encouraged that herbicides and pesticides not be used in order to protect water quality. (Apply requirements of adopted integrated pest management policies for the use of herbicides.) <i>Complete eradication of noxious weeds may not be possible.</i>	
	Contamination and Pollution	Presence of contaminants such as oil, gasoline, concrete slurries, paint, obnoxious color, odor, or sludge.		Locate the source of the pollution and remove contaminants or pollutants present. <i>Report and coordinate source control, removal, and/or cleanup with City of Lacey Spill Response Team (360) 491-5644, Moderate Risk Waste Program at Thurston County Environmental Health (360) 754-4111, and/or Dept. of Ecology Spill Response (800) 424-8802.</i>	

Infiltration Ponds, Trenches, and Galleries					
Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
General (continued)	Rodent Holes	If the facility is constructed with a dam or berm, look for rodent holes or any evidence of water piping through the dam or berm. Water should not be able to flow through the rodent holes.		Remove rodents and repair the dam or berm. <i>(Coordinate with Thurston County Health Department; coordinate with Ecology Dam Safety Office if pond exceeds 10 acre-feet.)</i>	
	Beaver Dam	Beaver dam results in an adverse change in the functioning of the facility.		Return facility to design function. <i>(Contact WDFW Region 6 to identify the appropriate Nuisance Wildlife Control Operator.)</i>	
	Insects	Insects such as wasps and hornets interfering with maintenance activities, or mosquitoes becoming a nuisance.		Remove insects. For mosquito control, eliminate stagnant water. <i>Apply insecticides in compliance with adopted integrated pest management policies.</i>	
	Hazard Trees	If dead, diseased, or dying trees are identified (Use a certified Arborist to determine health of tree or removal requirements).		Remove hazard trees.	
	Tree Growth and Dense Vegetation	Tree growth and dense vegetation, which impedes inspection, maintenance access or interferes with maintenance activity (i.e., slope mowing, silt removal, vactoring, or equipment movements).		Trees and vegetation do not hinder inspection or maintenance activities. Harvested trees should be recycled into mulch or other beneficial uses (e.g., alders for firewood).	
Storage Area	Water Not Infiltrating	Check for water ponding in infiltration basin after rainfall ceases and appropriate time allowed for infiltration. Treatment basins should infiltrate Water Quality Design Storm Volume within 48 hours, and empty within 24 hours after cessation of most rain events. (Maintenance is required if a percolation test pit or test of facility indicates facility is only working at 90 percent of its designed capabilities, or if 2 inches or more sediment is present, remove).		Facility infiltrates as designed. Sediment is removed and/or facility is cleaned so that infiltration system works according to design.	
Filter Bags (if applicable)	Filled with Sediment and Debris	Maintenance is required if sediment and debris fill bag more than one-half full.		Replace filter bag or redesign system. Filter bag must be less than one-half full.	

Infiltration Ponds, Trenches, and Galleries

Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
Rock Filters	Sediment and Debris	By visual inspection, little or no water flows through filter during heavy rain storms.		Replace gravel in rock filter if needed. Water must flow through filter.	
Trenches	Observation Well (use surface of trench if well is not present)	Water ponds at surface during storm events. Less than 90 percent of design infiltration rate.		Remove and replace/clean rock and geomembrane.	
Galleries	Chambers	Check inlet and outlets and interior of chambers for deficiencies, cracks, debris, and sediment.		Remove any debris and sediment and replace or restore chambers as needed.	
Ponds	Vegetation	Exceeds 18 inches.		Mow grass or groundcover to a height no greater than 6 inches.	
		Bare spots.		Revegetate and stabilize immediately. No bare spots should be present.	
Side Slopes	Erosion	Maintenance is needed where eroded damage is over 2 inches deep and where there is potential for continued erosion or where any erosion is observed on a compacted berm embankment. Check all pond areas, particularly around inlets and outlets, as well as at berms for signs of sliding or settling.		Try to determine what has caused the erosion and fix it. Stabilize slopes by using appropriate erosion control measure(s); e.g., reinforcing the slope with rock, planting grass, or compacting the soil. Contact the City of Lacey for assistance. <i>If erosion is occurring on compacted berms, a professional engineer should be consulted to resolve source of erosion.</i>	
Dikes or Berms	Settlement	Any part of the dike or berm that has settled more than 4 inches lower than designed.		Build the dike or berm back to the design elevation. <i>If settlement is significant, a professional engineer should be consulted to determine the cause of the settlement.</i>	
	Seepage	Check for water flowing through the pond berm and ongoing erosion with potential for erosion to continue.		Repair berm to eliminate seepage and erosion. <i>Recommend a geotechnical engineer be called in to inspect and evaluate condition and recommend repair of condition.</i>	

Infiltration Ponds, Trenches, and Galleries					
Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
Dikes or Berms (continued)	Tree Growth	Tree growth on berms over 4 feet in height may lead to piping through the berm, which could lead to failure of the berm.		Remove trees on berms. <i>If root system is small (base less than 4 inches) the root system may be left in place. Otherwise, the roots should be removed and the berm restored. A professional engineer should be consulted for proper berm/spillway restoration.</i>	
Emergency Overflow Spillway	Rocks Missing	Check to see that the riprap protective area is intact. Maintenance is need if only one layer of rock exists above native soil in area 5 square feet or larger, or any exposure of native soil at the top of outflow path of spillway.		Restore rocks and pad depth to design standards. (Riprap on inside slopes need not be replaced.) If any native soil is exposed, cover soil with rock riprap.	
	Tree Growth	Check emergency spillways for tree growth that creates blockage problems and may cause failure of the berm due to uncontrolled overtopping.		Remove trees on emergency spillway. <i>If root system is small (base less than 4 inches) the root system may be left in place. Otherwise, the roots should be removed and the berm restored. A professional engineer should be consulted for proper berm/spillway restoration.</i>	
	Erosion	Maintenance is needed where eroded damage is over 2 inches deep and where there is potential for continued erosion. Maintenance is needed where any erosion is observed on a compacted berm embankment. Check all pond areas, particularly around inlets and outlets, as well as at berms for signs of sliding or settling.		Try to determine what has caused the erosion and fix it. Stabilize slopes by using appropriate erosion control measure(s); e.g., reinforcing the slope with rock, planting grass, or compacting the soil. Contact the City of Lacey for assistance. <i>If erosion is occurring on compacted berms, a professional engineer should be consulted to resolve source of erosion.</i>	
	Screen Clogged or Missing	The bar screen over the outlet should be intact and clear of debris. Water should flow freely through the outlet pipe.		Replace screen if it is not attached. Remove any trash or debris and dispose of properly. Clean out the end pipe if necessary.	

Infiltration Ponds, Trenches, and Galleries					
Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
Presettling Ponds and Vaults	Facility or Sump Filled with Sediment and/or Debris	6 inches or designed sediment trap depth of sediment.		Remove sediment. No sediment should be present in presettling pond or vault.	
	Inadequate Sediment Settling Area	Stormwater should not enter the infiltration area without some method of settling-out solids.		Add a sediment trapping area by constructing a sump or berm for settling of solids. This area should be separate from the rest of the facility. Contact City of Lacey for guidance.	
Drain Rock	Water Ponding	If water enters the facility from the surface, inspect to see if water is ponding at the surface during storm events. If buried drain rock, observe drawdown through observation port or cleanout.		Clear piping through facility when ponding occurs. Replace rock material/sand reservoirs as necessary. Tilling of subgrade below reservoir may be necessary (for trenches) prior to backfill. No water ponding should be present on surface during storm events.	

For manufactured infiltration galleries, designers must review and apply the most current manufacturer guidelines and recommendations for facility operation and maintenance.

1i. Filter Strip (Basic and CAVFS)

A basic filter strip is a flat grassy area that provides treatment of unconcentrated sheet flow runoff from adjacent pavement. Can provide enhanced treatment for metals in runoff water when soil is amended with organic compost and grass is sufficiently dense.

Filter Strip (basic and CAVFS)					
Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
General	Sediment Accumulation on Grass	Sediment depth exceeds 2 inches.		Remove sediment deposits, re-level so slope is even and flows pass evenly through strip.	
	Vegetation	When the grass becomes excessively tall (greater than 10 inches); when nuisance weeds and other vegetation starts to take over.		Mow grass, control nuisance vegetation, such that flow not impeded. Grass should be mowed to a height between 3 to 4 inches.	
	Trash and Debris Accumulation	Trash and debris accumulated on the filter strip.		No trash or debris present. Remove trash and debris from filter.	
	Erosion/ Scouring	Eroded or scoured areas due to flow channelization, or higher flows.		No eroded or scoured areas, cause of erosion or scour addressed. For ruts or bare areas less than 12 inches wide, repair the damaged area by filling with crushed gravel. The grass will creep in over the rock in time. If bare areas are large, generally greater than 12 inches wide, the filter strip should be re-graded and re-seeded. For smaller bare areas, overseed when bare spots are evident.	
	Flow Spreader	Flow spreader uneven or clogged so that flows are not uniformly distributed through entire filter width.		Level the spreader and clean so that flows are spread evenly over entire filter width.	

2b. Catch Basins

These structures are typically located in the streets. The City of Lacey is responsible for routine maintenance of the pipes and structures in the public rights-of-way, while the property owner or homeowners association is responsible for maintenance of pipes and catch basins in private areas and for keeping the grates clear of debris in all areas.

Catch Basins					
Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
General	Trash and Debris	Trash, leaves or debris which is located immediately in front of the catch basin opening or is blocking inflow capacity of the basin by more than 10 percent.		Remove trash, leaves and debris located directly in front of catch basin or on grate.	
		Trash or debris (in basin) that exceeds 60 percent of the sump depth as measured from bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches of clearance from the debris surface to the invert of the lowest pipe.		No trash or debris present. Remove and properly dispose of all trash and debris.	
		Trash or debris in any inlet or outlet pipe blocking more than 33 percent (one-third) of its height.		Inlet and outlet pipes free of trash or debris. Remove and properly dispose of all trash and debris.	
		Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).		Remove dead animals, etc., present within the catch basin.	
	Sediment	Sediment (in basin) exceeds 60 percent of sump depth as measured from the bottom of basin to invert of lowest pipe into or out of basin, but in no case less than a minimum of 6 inches of clearance from the sediment surface to the invert of lowest pipe.		No sediment in the catch basin.	
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 0.25 inch (intent is to make sure no material is running into basin).		Top slab is free of holes and cracks.	

Catch Basins

Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
General (continued)	Structure Damage to Frame and/or Top Slab (continued)	Frame not sitting flush on top slab, i.e., separation of more than 0.75 inch of the frame from the top slab. Frame not securely attached		Frame is sitting flush on the riser rings or top slab and firmly attached.	
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person determines structure is unsound.		Basin replaced or repaired to design standard	
		Grout fillet has separated or cracked wider than 0.5 inch and longer than 1 foot at the joint of any inlet/outlet pipe, or any evidence of soil entering basin.		Pipe regouted and secure at basin wall.	
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.		Replaced or repair to design standards.	
	Vegetation	Vegetation growing across and blocking more than 10 percent of the basin opening.		Remove vegetation blocking opening to basin.	
		Vegetation growing in inlet/outlet pipe joints that is more than 6 inches tall and less than 6 inches apart.		No vegetation or root growth present.	
	Contamination and Pollution	Presence of contaminants such as oil, gasoline, concrete slurries, paint, obnoxious color, odor, or sludge.		Locate the source of the pollution and remove contaminants or pollutants present. <i>Report and coordinate source control, removal, and/or cleanup with City of Lacey Spill Response Team (360) 491-5644, Moderate Risk Waste Program at Thurston County Environmental Health (360) 754-4111, and/or Dept. of Ecology Spill Response (800) 424-8802.</i>	
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.		Catch basin cover is in place and secured.	
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 0.5 inch of thread.		Mechanism opens with proper tools.	

Catch Basins

Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
Catch Basin Cover (continued)	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)		Cover can be removed by one maintenance person.	
Ladder	Ladder Rungs Unsafe	Maintenance person judges that ladder is unsafe due to missing rungs, misalignment, rust, or cracks. Ladder must be fixed or secured immediately.		Ladder meets design standards and allows maintenance persons safe access.	
Metal Grates (if applicable)	Grate Opening Unsafe	Grate with opening wider than 0.875 (7/8) inch.		Grate opening meets design standards.	
	Trash and Debris	Trash and debris that is blocking more than 20 percent of grate surface inletting capacity.		Grate free of trash and debris. Remove and properly dispose of all trash and debris.	
	Damaged or Missing	Grate missing or broken member(s) of the grate.		Grate is in place and meets design standards.	

Group 3 – Miscellaneous Facilities and Features

3a. Conveyance Pipes, Culverts, Ditches, and Swales

These features contain and direct the flow of water from one location to another.

Conveyance Pipes, Culverts, Ditches, and Swales					
Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
Pipes	Sediment, Debris, and Vegetation	Accumulated sediment should not exceed 20 percent of the diameter of the pipe. Vegetation should not reduce free movement of water through pipes. Ensure that the protective coating is not damaged or rusted. Dents should not significantly impede flow. Pipe should not have major cracks or flaws allowing water to leak out.		Clean out pipes of all sediment and debris. Remove all vegetation so that water flows freely through pipes. Repair or replace pipe.	
Open Ditches	Trash and Debris	There should not be any yard waste or litter in the ditch.		No trash or debris present. Remove and properly dispose of all trash and debris.	
	Sediment Buildup	Accumulated sediment should not exceed 20 percent of the depth of the ditch.		Clean out ditch of all sediment and debris.	
Open Ditches and Swales	Overgrowth of Vegetation	Check for vegetation (e.g., weedy shrubs or saplings) that reduces the free movement of water through ditches or swales.		Clear blocking vegetation so that water moves freely through the ditches. Grassy vegetation should be left alone.	
	Erosion	Check around inlets and outlets for signs of erosion. Check slopes for signs of sloughing or settling. Action is needed where eroded damage is over 2 inches deep and where there is potential for continued erosion.		Eliminate causes of erosion. Stabilize slopes by using the appropriate erosion control procedure (e.g., compact the soil, plant grass, reinforce with rock).	
	Missing Rocks	Native soil beneath the rock splash pad, check dam, or lining should not be visible.		Replace rocks to design standard.	
Swales	Vegetation	Grass cover is sparse and weedy, or areas are overgrown with woody vegetation.		Aerate soils and re-seed and mulch bare areas. Keep grass less than 8 inches high. Remove woody growth, re-contour and re-seed as necessary.	

Conveyance Pipes, Culverts, Ditches, and Swales

Drainage System Feature	Problem or Defect	Conditions To Check For	✓ Check	What To Do for Desired Condition	✓ Done
Swales (continued)	Homeowner Conversion	Swale has been filled in or blocked by shed, woodpile, shrubbery, etc.		Speak with the homeowner and request that the swale area be restored. Contact the city to report the problem if not rectified voluntarily.	
	Swale Does Not Drain	Water stands in the swale, or flow velocity is very slow. Stagnation occurs.		A survey may be needed to check grades. Grades should be in 1 to 5 percent range if possible. If grade is less than 1 percent, underdrains may need to be installed.	

APPENDIX J

HYDROCAD MODEL PEAK FLOWS 100-YR, 25-YR



Parking Lot



Roofs



LACEY

Prepared by HP Inc.

HydroCAD® 10.00-16 s/n 09621 © 2015 HydroCAD Software Solutions LLC

Printed 6/5/2020

Page 2

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
3.590	HSG B	7S, 8S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
3.590		TOTAL AREA

LACEY

Type IA 24-hr 25-YR Rainfall=5.10"

Prepared by HP Inc.

Printed 6/5/2020

HydroCAD® 10.00-16 s/n 09621 © 2015 HydroCAD Software Solutions LLC

Page 3

Time span=5.00-20.00 hrs, dt=0.03 hrs, 501 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment7S: Parking Lot

Runoff Area=2.190 ac 100.00% Impervious Runoff Depth>3.84"

Tc=5.0 min CN=0/98 Runoff=2.64 cfs 0.700 af

Subcatchment8S: Roofs

Runoff Area=1.400 ac 100.00% Impervious Runoff Depth>3.84"

Tc=5.0 min CN=0/98 Runoff=1.69 cfs 0.448 af

Total Runoff Area = 3.590 ac Runoff Volume = 1.148 af Average Runoff Depth = 3.84"
0.00% Pervious = 0.000 ac 100.00% Impervious = 3.590 ac

LACEY

Prepared by HP Inc.

HydroCAD® 10.00-16 s/n 09621 © 2015 HydroCAD Software Solutions LLC

Type IA 24-hr 25-YR Rainfall=5.10"

Printed 6/5/2020

Page 4

Summary for Subcatchment 7S: Parking Lot

Runoff = 2.64 cfs @ 7.89 hrs, Volume= 0.700 af, Depth> 3.84"

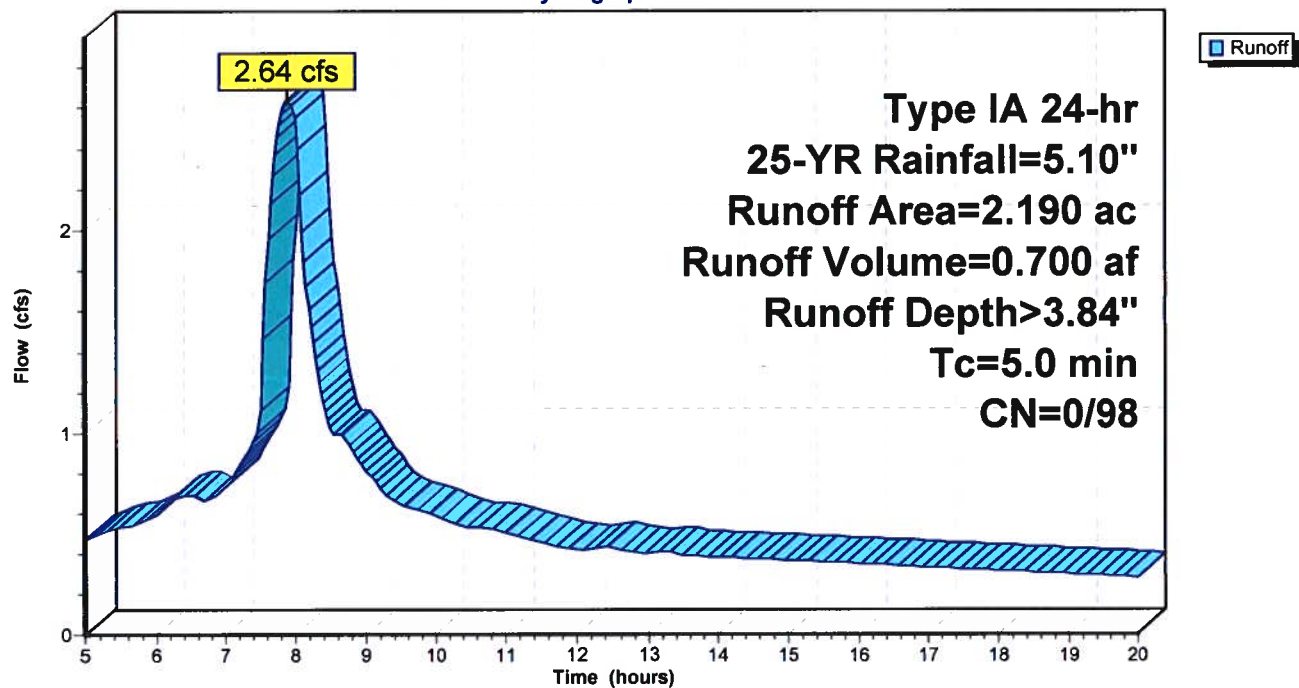
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 5.00-20.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=5.10"

Area (ac)	CN	Description
2.190	98	Water Surface, HSG B
2.190	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 7S: Parking Lot

Hydrograph



Summary for Subcatchment 8S: Roofs

Runoff = 1.69 cfs @ 7.89 hrs, Volume= 0.448 af, Depth> 3.84"

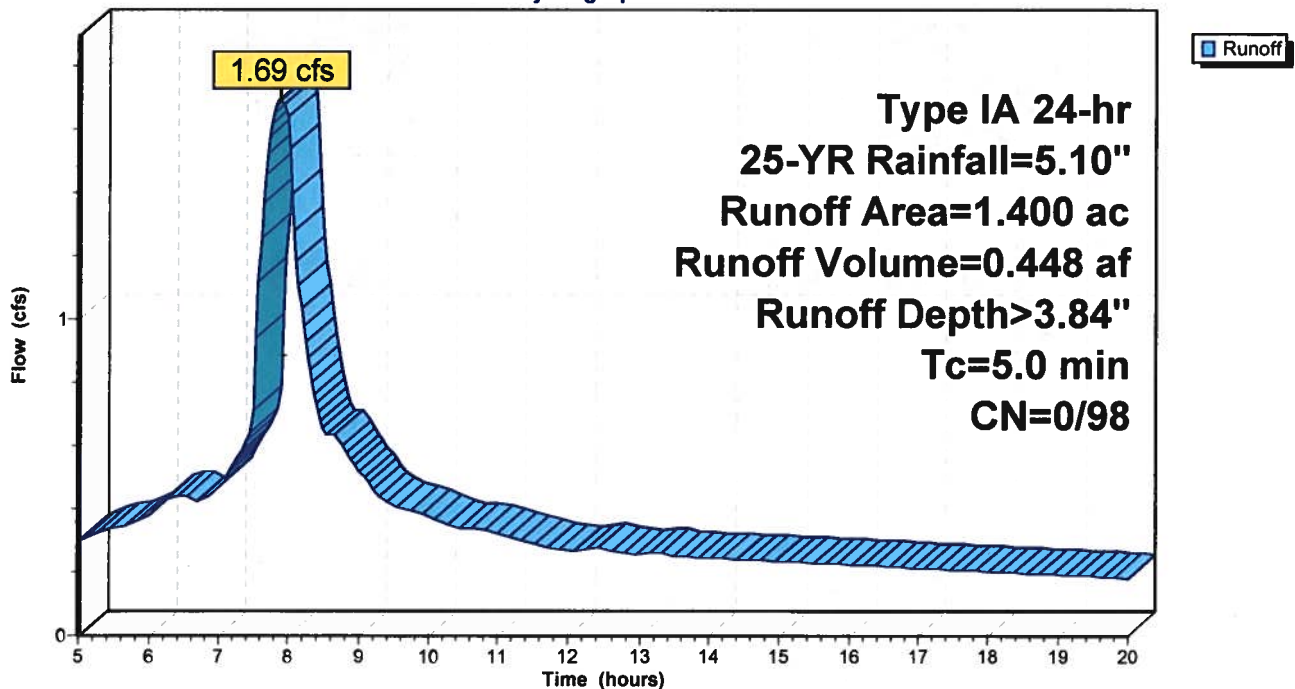
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 5.00-20.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=5.10"

Area (ac)	CN	Description
1.400	98	Water Surface, HSG B
1.400	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 8S: Roofs

Hydrograph





Parking Lot



Roofs



Routing Diagram for LACEY

Prepared by HP Inc., Printed 6/5/2020

HydroCAD® 10.00-16 s/n 09621 © 2015 HydroCAD Software Solutions LLC

LACEY

Prepared by HP Inc.

HydroCAD® 10.00-16 s/n 09621 © 2015 HydroCAD Software Solutions LLC

Printed 6/5/2020

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.590	98	Water Surface, HSG B (7S, 8S)
3.590	98	TOTAL AREA

LACEY

Prepared by HP Inc.

HydroCAD® 10.00-16 s/n 09621 © 2015 HydroCAD Software Solutions LLC

Printed 6/5/2020

Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
3.590	HSG B	7S, 8S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
3.590		TOTAL AREA

LACEY

Prepared by HP Inc.

HydroCAD® 10.00-16 s/n 09621 © 2015 HydroCAD Software Solutions LLC

Printed 6/5/2020

Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	3.590	0.000	0.000	0.000	3.590	Water Surface	7S, 8S
0.000	3.590	0.000	0.000	0.000	3.590	TOTAL AREA	

LACEY

Prepared by HP Inc.

HydroCAD® 10.00-16 s/n 09621 © 2015 HydroCAD Software Solutions LLC

Type IA 24-hr 100-YR Rainfall=6.15"

Printed 6/5/2020

Page 5

Time span=5.00-20.00 hrs, dt=0.03 hrs, 501 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment7S: Parking Lot

Runoff Area=2.190 ac 100.00% Impervious Runoff Depth>4.64"

Tc=5.0 min CN=0/98 Runoff=3.19 cfs 0.847 af

Subcatchment8S: Roofs

Runoff Area=1.400 ac 100.00% Impervious Runoff Depth>4.64"

Tc=5.0 min CN=0/98 Runoff=2.04 cfs 0.541 af

Total Runoff Area = 3.590 ac Runoff Volume = 1.388 af Average Runoff Depth = 4.64"**0.00% Pervious = 0.000 ac 100.00% Impervious = 3.590 ac**

Summary for Subcatchment 7S: Parking Lot

Runoff = 3.19 cfs @ 7.88 hrs, Volume= 0.847 af, Depth> 4.64"

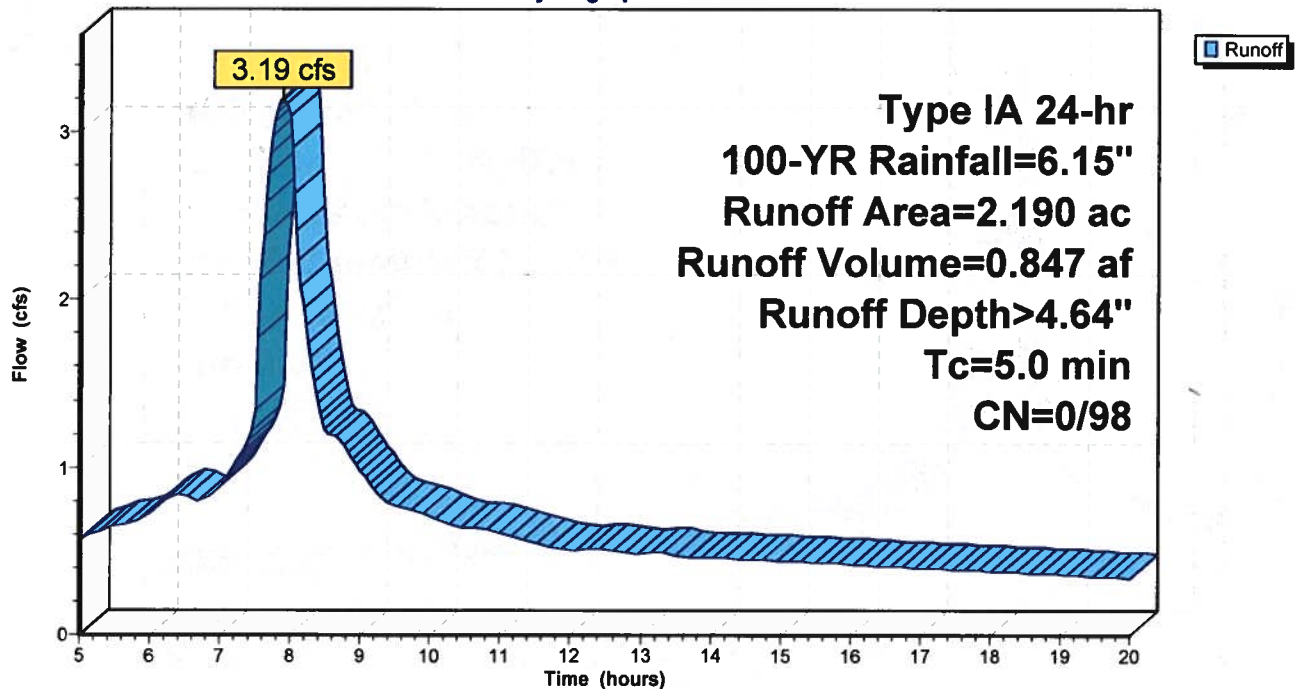
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 5.00-20.00 hrs, dt= 0.03 hrs
Type IA 24-hr 100-YR Rainfall=6.15"

Area (ac)	CN	Description
2.190	98	Water Surface, HSG B
2.190	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 7S: Parking Lot

Hydrograph



LACEY

Prepared by HP Inc.

HydroCAD® 10.00-16 s/n 09621 © 2015 HydroCAD Software Solutions LLC

Type IA 24-hr 100-YR Rainfall=6.15"

Printed 6/5/2020

Page 7

Summary for Subcatchment 8S: Roofs

Runoff = 2.04 cfs @ 7.88 hrs, Volume= 0.541 af, Depth> 4.64"

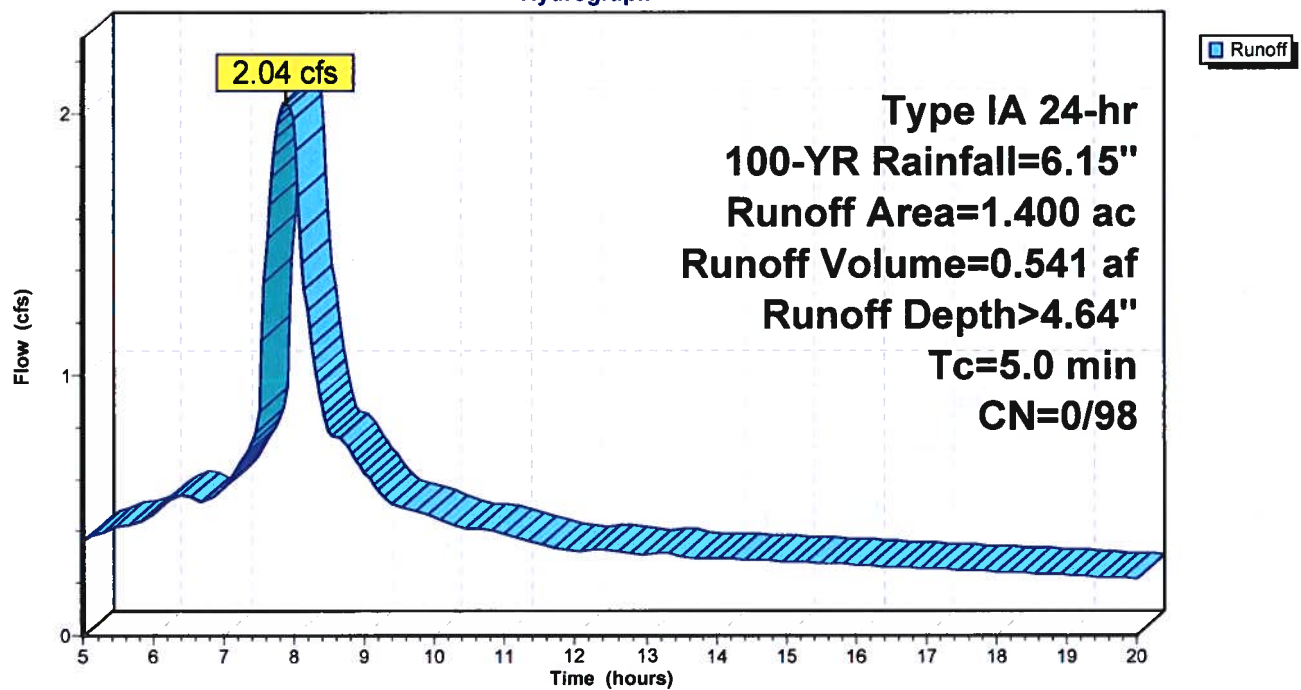
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 5.00-20.00 hrs, dt= 0.03 hrs
Type IA 24-hr 100-YR Rainfall=6.15"

Area (ac)	CN	Description
1.400	98	Water Surface, HSG B
1.400	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 8S: Roofs

Hydrograph



Schedule of Stormwater Structures

The stormwater conveyance structures shall be sized to convey the peak runoff rates of the 25-year 24-hour storm per the requirements of the City of Lacey Stormwater manual. The parking lot basin has a peak runoff rate of 2.64 cfs and the roofs have a rate of 1.69 cfs per Appendix J.

The Manning's equation was used to determine the minimum slope of the pipe required for the parking lot and the roofs using a 12" and 8" HDPE N-12 pipe for the parking lot and roof area, respectively.

The flow capacity of a 12" pipe at 0.50% slope with a Manning's "n" of 0.012 is 2.73 cfs.
The flow capacity of a 8" pipe at 1.75% slope with a Manning's "n" of 0.012 is 1.75 cfs.

The conveyance system shall be designed during the construction documents phase with these minimum pipes and slopes.

APPENDIX E

SCHEDULE OF DRAINAGE STRUCTURES

APPENDIX F

GEOTECHNICAL SOILS REPORT

Geotechnical Engineering Report
Olympia Behavioral Health
3000 Marine Road Northwest
Tacoma, Washington

April 15, 2020

Prepared for:

State of Washington
SEA Group, Inc.
1500 1st Avenue, Suite 1500
Seattle, WA 98101

LAND
USE

**Geotechnical Engineering Report
Olympia Behavioral Health
3000 Marvin Road Northeast
Lacey, Washington**

April 15, 2020

Prepared for

UHS of Delaware, Inc.
367 Gulph Road
King of Prussia, Pennsylvania 19406



955 Malin Lane SW, Suite B
Tumwater, WA 98501
(360) 791-3178

**Geotechnical Engineering Report
Olympia Behavioral Health
3000 Marvin Road Northeast
Lacey, Washington**

This document was prepared by, or under the direct supervision of, the undersigned, whose seal is affixed below.

Name: Lance Levine
Washington No. 45853

Date: April 15, 2020



Document prepared by:


Project Manager

Lance Levine, PE

Document reviewed by:


Quality Reviewer

Calvin McCaughan, PE

Date: April 15, 2020
Project No.: 1811001.020.021
File path: \\tacoma3\project\1811\001.020\R\Signature Page.docx
Project Coordinator: MCS

TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION	1-1
1.1 Project Understanding.....	1-1
1.2 Scope of Services	1-1
2.0 SITE CONDITIONS	2-1
2.1 Geologic Setting.....	2-1
2.2 Surface Conditions.....	2-1
2.3 Subsurface Explorations	2-1
2.3.1 Soil Conditions.....	2-1
2.3.2 Groundwater Conditions.....	2-2
3.0 CONCLUSIONS AND RECOMMENDATIONS	3-1
3.1 Site Preparation Activities	3-1
3.2 Subgrade Preparation Activities	3-1
3.3 Structural Fill	3-2
3.4 Site Utilities.....	3-2
3.4.1 Trench Excavation and Support.....	3-2
3.4.2 Construction Dewatering	3-3
3.4.3 Pipe Foundation Support	3-3
3.4.4 Pipe Bedding and Backfill	3-3
3.5 Structures	3-3
3.5.1 Seismic Design Considerations	3-4
3.5.2 Bearing Capacity and Footing Dimensions	3-4
3.5.3 Settlement.....	3-5
3.5.4 Resistance to Lateral Loads	3-5
3.5.5 Footing Overexcavations.....	3-5
3.5.6 Foundation Drainage Considerations	3-5
3.5.7 Slab-on-Grade Floors	3-5
3.5.8 Retaining Walls	3-6
3.6 Pavement Design	3-6
3.7 Onsite Infiltration	3-7
4.0 CONSTRUCTION SUPPORT	4-1
5.0 USE OF THIS REPORT	5-1
6.0 REFERENCES	6-1

FIGURES

<u>Figure</u>	<u>Title</u>
1	Vicinity Map
2	Site and Exploration Location Plan

TABLES

<u>Table</u>	<u>Title</u>
1	Summary of Design Parameters
2	2018 International Building Code Seismic Design Parameters
3	Recommended Asphalt Pavement Design Sections

APPENDICES

<u>Appendix</u>	<u>Title</u>
A	Field Explorations
B	Laboratory Testing

LIST OF ABBREVIATIONS AND ACRONYMS

ASTM.....	ASTM International
bgs.....	below ground surface
City.....	City of Lacey
ft	foot/feet
H:V	horizontal to vertical
IBC.....	International Building Code
LAI	Landau Associates, Inc.
MDD	maximum dry density
pcf.....	pounds per cubic foot
psf	pounds per square foot
UIC	underground injection control
WAC	Washington Administrative Code
WSDOT	Washington State Department of Transportation

This page intentionally left blank.

1.0 INTRODUCTION

This report summarizes the results of geotechnical engineering services provided by Landau Associates, Inc. (LAI) to support design of the Olympia Behavioral Health project, located at 3000 Marvin Road Northeast in Lacey, Washington (site; Figure 1).

This report has been prepared based on information provided by UHS of Delaware, Inc. (project owner), Westlake Consultants, Inc. (project civil engineer), Stengel Hill Architecture (project architect), and Skyhook Structural Engineering, P.C. (project structural engineer). Services were provided in accordance with the scope outlined in LAI's March 15, 2019 proposal.

1.1 Project Understanding

The site consists of an undeveloped, 22-acre parcel (Thurston County Parcel No. 11802310200). The eastern 6.6 acres will be developed with a behavioral health facility, parking, and drive lanes, while the other 15.4 acres, which include forest and wetlands, will remain undeveloped.

The proposed facility will consist of a two-story, steel-framed structure with an area of 75,200 square feet. The facility will be supported by shallow foundations, with overland flow used to infiltrate stormwater on site. A small wetland in the eastern portion of the site will be filled, and a new wetland will be established between two existing wetlands in the central portion of the site. Approximately 50,000 cubic yards of structural fill will be placed to raise the site 5 to 11 feet (ft) above existing grade. A retaining wall will be constructed along the eastern property line.

1.2 Scope of Services

LAI performed the following geotechnical services to support project design:

- Reviewed internal data regarding neighboring properties, including the LOTT Clean Water Alliance facility located east of the site and the Hill-Betti Business Park located south of the site.
- Coordinated the clearance of underground utilities at the proposed exploration locations.
- Explored subsurface soil and groundwater conditions by advancing six test pits throughout the site, collecting representative soil samples, and maintaining detailed logs of the subsurface conditions observed.
- Performed laboratory testing on select samples obtained from the explorations.
- Provided recommendations for earthwork and grading, including stripping depth, subgrade preparation, utility trench excavation, construction dewatering, reuse of onsite materials as structural fill, and structural fill placement and compaction.
- Provided seismic design parameters (i.e., site class and spectral acceleration coefficients) in accordance with the map-based methods in the 2018 International Building Code (IBC; ICC 2017).

- Provided geotechnical recommendations for shallow foundation support of the structure, including allowable soil bearing capacity, minimum footing width and depth, lateral resistance criteria, and settlement estimates.
- Provided geotechnical recommendations for slab-on-grade support.
- Provided recommendations for design of standard- and heavy-duty pavement sections.
- Assessed the feasibility of onsite stormwater infiltration.
- Prepared this geotechnical engineering report, summarizing the findings of the field exploration and laboratory testing programs.

2.0 SITE CONDITIONS

The following sections describe the geologic setting of the site and the surface and subsurface conditions observed during LAI's field investigation. Interpretations of site conditions are based on LAI's review of available geologic and geotechnical information, and on the results of the subsurface explorations.

2.1 Geologic Setting

Geologic information for the site was obtained from the *Geologic Map of the Lacey 7.5-minute Quadrangle, Thurston County, Washington* (Logan 2003). Subsurface deposits in the vicinity of the site are mapped as Vashon glacial till (Qgt). This unit typically consists of a dense to very dense, highly compact mixture of clay, silt, sand, and gravel deposited directly by glacial ice. The till exhibits a very low permeability.

Soils encountered in LAI's September 2019 explorations were consistent with the mapped geology for the site.

2.2 Surface Conditions

A City of Lacey (City) production well and well house are located in the western portion of the otherwise undeveloped site. One of the four wetlands delineated at the site will be filled prior to construction, and a new wetland will be established in the central portion of the site. Site topography is generally flat and level with a vertical relief of approximately 7 ft.

2.3 Subsurface Explorations

Subsurface conditions at the site were explored on September 3, 2019 by excavating six test pits (TP-1 through TP-6) 6.0 to 14.0 ft below ground surface (bgs). The approximate locations of the test pits are shown on Figure 2. Appendix A includes a description of the field explorations and summary logs of the subsurface conditions observed. Representative samples were collected from the explorations and transported to LAI's soils laboratory for examination and testing. Appendix B includes the test results and a description of the laboratory testing program.

2.3.1 Soil Conditions

The soils observed underlying existing surface conditions (i.e., approximately 12 inches of topsoil) can be categorized into two general units:

- **Weathered Till:** Observed beneath the topsoil in all six test pits, the weathered till consisted of brown, silty, fine to coarse sand with gravel in a loose to medium dense condition. The till typically extended 3 ft bgs or shallower.

- **Glacial Till:** Observed beneath the weathered till in all six test pits, the glacial till typically consisted of gray-brown or gray, fine to coarse sand with variable silt, gravel, and cobble content in a dense to very dense condition. All test pits encountered refusal in this unit.

Boulders are often found in glacial deposits, and may be present throughout the site. The contractor should be prepared to handle such oversized materials.

2.3.2 Groundwater Conditions

Groundwater was not observed in LAI's September 2019 explorations. The absence of groundwater in explorations advanced in the eastern portion of the site can be attributed to impermeable glacial till, which caused stormwater to flow along the surface toward wetlands in the central portion of the site. The groundwater conditions reported herein are for the specific locations and date indicated, and may not be indicative of other locations and/or times. Groundwater conditions will vary depending on local subsurface conditions, weather conditions, and other factors. Furthermore, groundwater levels are expected to fluctuate seasonally, with maximum groundwater levels occurring during late winter and early spring.

3.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of LAI's field explorations, geotechnical laboratory testing, and engineering analyses, subsurface conditions at the site will provide suitable support for the proposed improvements, provided the recommendations contained herein are incorporated into the project design. The site has a low risk of liquefaction, and liquefaction-induced settlement is not expected following the design-level earthquake.

Moisture-sensitive glacial till could degrade if exposed to precipitation. If native soil will be reused as structural fill, material larger than 6 inches in diameter should be removed, and the soil should be conditioned to a near-optimum moisture content.

The upper 9 to 12 inches of soil beneath the topsoil consist of loose to medium dense, silty sand with gravel. The soil will require scarification, moisture conditioning, and compaction. Local overexcavation and replacement of unsuitable soils, root balls, and wetland silts may be required during initial site grading.

3.1 Site Preparation Activities

Clearing and stripping of sod, topsoil, and organic-rich soils should extend approximately 6 horizontal ft beyond all areas designated to receive structural fill. Approximately 12 inches of stripping will be needed in planned building and pavement areas. The stripping depth should be extended to remove large roots and root balls.

All excavations associated with site preparation activities should be backfilled in accordance with the recommendations in Section 3.3.

3.2 Subgrade Preparation Activities

After stripping and before structural fill or formwork is placed, the upper 9 to 12 inches of soil should be scarified, moisture conditioned, and compacted to at least 95 percent of the maximum dry density (MDD) as determined by ASTM International (ASTM) standard test method D1557. The prepared subgrade should be proof-rolled in the presence of a qualified civil or geotechnical engineer, who is familiar with site conditions and can check for the presence of soft and/or disturbed areas. Areas of limited access that cannot be proof-rolled can be evaluated using a steel T-probe.

If probing or proof-rolling reveals loose and/or disturbed subgrades, LAI recommends additional scarification, moisture conditioning, and compacting. Unsuitable soils also can be overexcavated and replaced with compacted structural fill that meets the requirements outlined in Section 3.3.

3.3 Structural Fill

The glacial till soils beneath the topsoil can be used for structural fill if particles larger than 6 inches are removed. However, those soils are moisture sensitive and may be problematic if used during the wet season (typically late October through June).

Import fill should meet the requirements for Gravel Borrow in Section 9-03.14(1) of the Washington State Department of Transportation's *2018 Standard Specifications for Road, Bridge, and Municipal Construction (2018 WSDOT Standard Specifications)*. If wet weather construction is anticipated, the amount of fines should not exceed 5 percent by dry weight, based on a wet sieve analysis of the portion passing the $\frac{3}{4}$ -inch sieve. Structural fill should be free of debris, organic material, and rock fragments larger than 6 inches in diameter. Fill should be compacted in accordance with Section 2-03.3(14)C, Method C of the *2018 WSDOT Standard Specifications*. Per this method, no soil layer beneath the top 2 ft shall be more than 8 inches deep before compaction.

3.4 Site Utilities

The following sections include geotechnical recommendations for design and construction of new utilities. For new utilities installed within public right-of-way, local standards will supersede the recommendations contained herein.

3.4.1 Trench Excavation and Support

Utility trenches will be excavated primarily within dense to very dense glacial till. A heavy-duty hydraulic excavator with sufficient reach should be able to excavate the trenches to the proposed depths. A smooth-bladed bucket should be used to remove loose and/or disturbed soil from the trench bottom. The final trench bottom should be firm and free of loose and/or disturbed soil.

Trench configurations and maintenance of safe working conditions, including temporary excavation stability, should be the responsibility of the contractor. All applicable local, state, and federal safety codes should be followed. Temporary excavations for utilities should be sloped no steeper than 1 $\frac{1}{2}$ horizontal to 1 vertical (1 $\frac{1}{2}$ H:1V), based on regulations for safe excavation practice in the State of Washington (Chapter 296-155 Washington Administrative Code [WAC]). If groundwater seepage is present, flatter slopes, temporary shoring, and/or dewatering may be required.

Trench boxes should provide adequate support for shallow excavations, provided the trench is properly dewatered, and there are no settlement-sensitive structures or utilities near the excavation. Trench boxes should meet the requirements in Safety Standards for Construction Work, Part N (WAC Chapter 296-155).

3.4.2 Construction Dewatering

LAI anticipates that significant quantities of groundwater will not be encountered during installation of underground utilities. However, localized zones of perched groundwater may be encountered within the trench zone, particularly during winter and spring. If perched, water-bearing zones are encountered, groundwater inflow can be managed with conventional sumps and pumps placed within the excavations. Significant quantities of water could collect in trenches that are left open to rain. If construction dewatering is necessary, the contractor should be responsible for design and implementation of the dewatering system.

3.4.3 Pipe Foundation Support

Based on the conditions observed in LAI's subsurface explorations, dense to very dense, silty sand and gravel are expected at the base of utility trenches. These soil types will provide adequate foundation support for utilities. If the bottom of the trench is disturbed during pipe installation, the disturbed material should be overexcavated to expose undisturbed foundation soil. The overexcavation should be backfilled with foundation material that is free of roots, topsoil, lumps of silt and clay, and organic and inorganic debris.

3.4.4 Pipe Bedding and Backfill

Pipe zone bedding material should consist of crushed, processed, or naturally occurring granular material, free of organic matter and other deleterious material. Pipe bedding material should meet the gradation requirements for Gravel Backfill for Pipe Zone Bedding in Section 9-03.12(3) of the 2018 WSDOT Standard Specifications.

Pipe bedding material should extend at least 6 inches below the invert of the pipe. The bedding material should be compacted to a relative density of at least 90 percent of the MDD (ASTM standard test method D1557). The initial pipe backfill should be brought up evenly around the pipe in horizontal lifts not exceeding 6 inches, and worked under the haunches of the pipe by slicing with a shovel, vibration, or other approved procedure. Pipe zone backfill should extend 6 inches above the crown of the pipe. To prevent damage to the pipe, only hand-operated equipment should be used to compact the initial backfill directly over the pipe. Material and compaction requirements provided by pipe manufacturers may supersede the recommendations provided herein.

3.5 Structures

The following sections include geotechnical engineering conclusions and recommendations for foundation design of structures. Table 1 includes parameters that can be used to design shallow footings. The design parameters should be used in conjunction with the complete recommendations provided in this report.

Table 1. Summary of Design Parameters

Allowable soil bearing pressure ^(a) = 5,000 psf on glacial till; 4,000 psf on granular fill
Friction coefficient (factored) = 0.35
Passive resistance (factored) = 325 pcf
Minimum foundation depth for frost protection = 18 inches bgs
Minimum foundation width = 18 inches (continuous), 24 inches (isolated)
Maximum foundation width (to limit settlement) = 5 ft (continuous), 10 ft (isolated)

(a) For subgrade that consists of 9 to 12 inches of compacted site soil.

pcf = pounds per cubic foot

psf = pounds per square foot

3.5.1 Seismic Design Considerations

Seismic design will be performed using the 2018 IBC standards (ICC 2017). The parameters in Table 2 can be used to compute seismic base shear forces.

Table 2. 2018 International Building Code Seismic Design Parameters

Spectral response acceleration at short periods (S_s) = 1.393g
Spectral response acceleration at 1-second periods (S_1) = 0.504g
Site class = C
Site coefficient (F_a) = 1.2
Site coefficient (F_v) = 1.496

F_a , F_v = acceleration (0.2-second period) and velocity (1.0-second period) site coefficients, respectively

g = force of gravity

S_s , S_1 = 0.2-second and 1.0-second period spectral accelerations, respectively

3.5.2 Bearing Capacity and Footing Dimensions

LAI recommends an allowable soil bearing pressure of 5,000 pounds per square foot (psf) for shallow foundations supported by a subgrade consisting of undisturbed glacial till prepared in accordance with Section 3.2. For a subgrade consisting of granular fill material, LAI recommends an allowable soil bearing pressure of 4,000 psf. These allowable soil bearing pressures apply to long-term dead and live loads, exclusive of the weight of the footing and any overlying backfill. The allowable soil bearing pressure can be increased by one-third for total loads, including transient loads, such as those induced by wind and seismic forces. LAI should be consulted if a higher bearing pressure is beneficial.

LAI recommends a minimum width of 18 inches for continuous wall footings and 24 inches for isolated column footings. For settlement considerations, LAI has assumed a maximum width of 5 ft for continuous wall footings and 10 ft for isolated column footings.

Where the ground is flat, perimeter and interior footings should be embedded at least 18 inches below the lowest adjacent grade.

3.5.3 Settlement

The degree of settlement will depend on the foundation size and bearing pressure as well as the strength and compressibility characteristics of the underlying bearing soil. Assuming construction is completed as recommended, the elastic settlement of continuous or isolated spread footings is estimated to be $\frac{3}{4}$ inch or less. Differential settlement between similarly loaded foundation elements is assumed to be $\frac{1}{2}$ inch or less. Settlement typically occurs when building loads are applied.

3.5.4 Resistance to Lateral Loads

Lateral resistance of shallow foundations and buried structures can be calculated using the base friction and passive resistance of soil along the edge of the foundation. To limit lateral deflection of the foundation, passive resistance should be limited to two-thirds of the total lateral resistance. An allowable lateral coefficient of sliding of 0.35, applied to vertical dead loads only, can be used for base friction. For passive resistance, an allowable equivalent fluid density of 325 pounds per cubic foot (pcf) can be used, with the top foot of soil considered negligible, unless covered by a slab or pavement.

3.5.5 Footing Overexcavations

Where overexcavations are required, the overexcavation zone should extend, from each side of the footing, a horizontal distance equal to at least one-half of the overexcavation depth. For example, a 2-ft-wide footing with a 2-ft-deep overexcavation should have a 4-ft-wide overexcavation zone. All footing overexcavations should be backfilled with structural fill. A qualified geotechnical or civil engineer should evaluate the base of the overexcavation prior to placement of structural fill or concrete.

3.5.6 Foundation Drainage Considerations

LAI recommends installing perimeter foundation footing drains around the proposed structure. The drains should consist of a minimum 4-inch-diameter perforated pipe surrounded by clean drain rock, wrapped in filter fabric. The drain pipe should be connected to a positive outlet, and should include cleanouts. Roof drains should not be connected to footing drains.

3.5.7 Slab-on-Grade Floors

Slab-on-grade foundations may be designed using a modulus of subgrade reaction equal to 300 pounds per cubic inch. The modulus of subgrade reaction is for a 1-ft by 1-ft loaded area, and should be divided by the slab width.

To reduce the potential for moisture migration into the slab, a capillary break layer, at least 4 inches thick, should be placed beneath slabs-on-grade in interior spaces. The capillary break layer should consist of well-graded sand and gravel containing less than 5 percent fines, based on the fraction passing the $\frac{3}{4}$ -inch sieve. If dry slabs are required (e.g., where adhesives are used to anchor carpet or tile to the slab), a waterproofing liner should be placed below the slab to act as a vapor barrier.

3.5.8 Retaining Walls

Site retaining walls can be designed using an equivalent fluid density of 35 pcf for the active condition, and 55 pcf for the at-rest condition. A rectangular surcharge of 16H psf can be used for seismic loading. Lateral resistance of wall footings should be designed in accordance with Section 3.5.4. When preparing these design recommendations, LAI assumed that retaining walls would be backfilled with structural fill, and wall drainage systems would be provided.

3.6 Pavement Design

Pavement sections should be constructed on a uniformly firm, unyielding subgrade prepared in accordance with the recommendations in Section 3.2. When preparing the recommendations in Table 3, LAI assumed a 20-year design life and maximum equivalent single-axle loads of 100,000 for the standard-duty section and 1,000,000 for the heavy-duty section. For new pavement installed within public right-of-way, local standards will supersede the recommendations herein.

Table 3. Recommended Asphalt Pavement Design Section

Pavement Section Type ^(a)	Asphalt Concrete Pavement Thickness	Crushed Surfacing Thickness
Standard Duty (parking areas)	3 inches	4 inches
Heavy Duty (drive lanes)	3 inches	6 inches

(a) For pavement section founded on 9 to 12 inches of recompacted site soils, consistent with those described in Section 3.2.

Asphalt should be Class B aggregate material or hot-mix asphalt class $\frac{1}{2}$ -inch, PG64-22 conforming to the requirements in Section 5-04 of the *2018 WSDOT Standard Specifications*. The asphalt should be compacted to at least 91 percent of the Rice density. Base course material should be compacted to at least 95 percent of the MDD (ASTM standard test method D1557), and should meet the requirements for crushed surfacing base course in Section 9-03.9(3) of the *2018 WSDOT Standard Specifications*. The upper 2 inches of crushed surfacing could consist of crushed surfacing top course to facilitate fine grading of the surface. Prevention of road-base saturation is essential for pavement durability; thus, efforts should be made to limit the amount of water entering the base course.

3.7 Onsite Infiltration

Underground injection control (UIC) wells have been used to infiltrate stormwater at nearby properties. The wells are connected to the advance glacial outwash underlying the glacial till. Based on available information, the glacial till extends approximately 20 to 25 ft bgs, and groundwater is present at approximately 50 ft bgs. The aquifer available for deep injection extends 20 to 50 ft bgs. Though Chapter 7.3 of the *City of Lacey 2016 Stormwater Design Manual* permits the use of UIC wells, the City recently indicated that the wells are no longer acceptable for new developments.

The site is underlain by impervious glacial till that has ponded to create several wetlands. Stormwater will be managed with detention and overland flow into wetlands.

4.0 CONSTRUCTION SUPPORT

LAI should be asked to review geotechnical portions of the plans and specifications in advance of project bidding. The purpose of the review is to verify that the recommendations in this report have been properly interpreted and implemented.

LAI recommends construction monitoring to confirm that subsurface conditions are consistent with those observed in the test pit explorations, to provide recommendations should conditions differ from those anticipated, and to ensure geotechnical activities comply with project plans, specifications, and the recommendations in this report. LAI would be pleased to provide construction monitoring services.

5.0 USE OF THIS REPORT

Landau Associates, Inc. (LAI) prepared this report for the exclusive use of UHS of Delaware, Inc. for specific application to the Olympia Behavioral Health project, located at 3000 Marvin Road Northeast in Lacey, Washington. Within the limitations of scope, schedule, and budget, LAI's services have been provided in accordance with generally accepted practices of the geotechnical engineering profession; no other warranty, express or implied, is made as to the professional advice included in this report.

The conclusions and recommendations contained in this report are based on the conditions observed during the field investigation. There may be some variation in subsurface soil and groundwater conditions, and the nature and extent of the variation may not become evident until construction. Accordingly, a contingency for unanticipated conditions should be included in the construction budget and schedule.

If variations in subsurface conditions are encountered during construction, LAI should be asked to review the recommendations in this report and revise as necessary. If there is a substantial lapse of time between the submission of this report and the start of construction, LAI should review the applicability of the conclusions and recommendations contained herein.

6.0 REFERENCES

ASTM. 2003. D420-D5876: D420-D5876: Annual Book of ASTM Standards. In: *Soil and Rock(I)*. West Conshohocken, PA: ASTM International.

City of Lacey. 2016. *City of Lacey 2016 Stormwater Design Manual*. October 13.

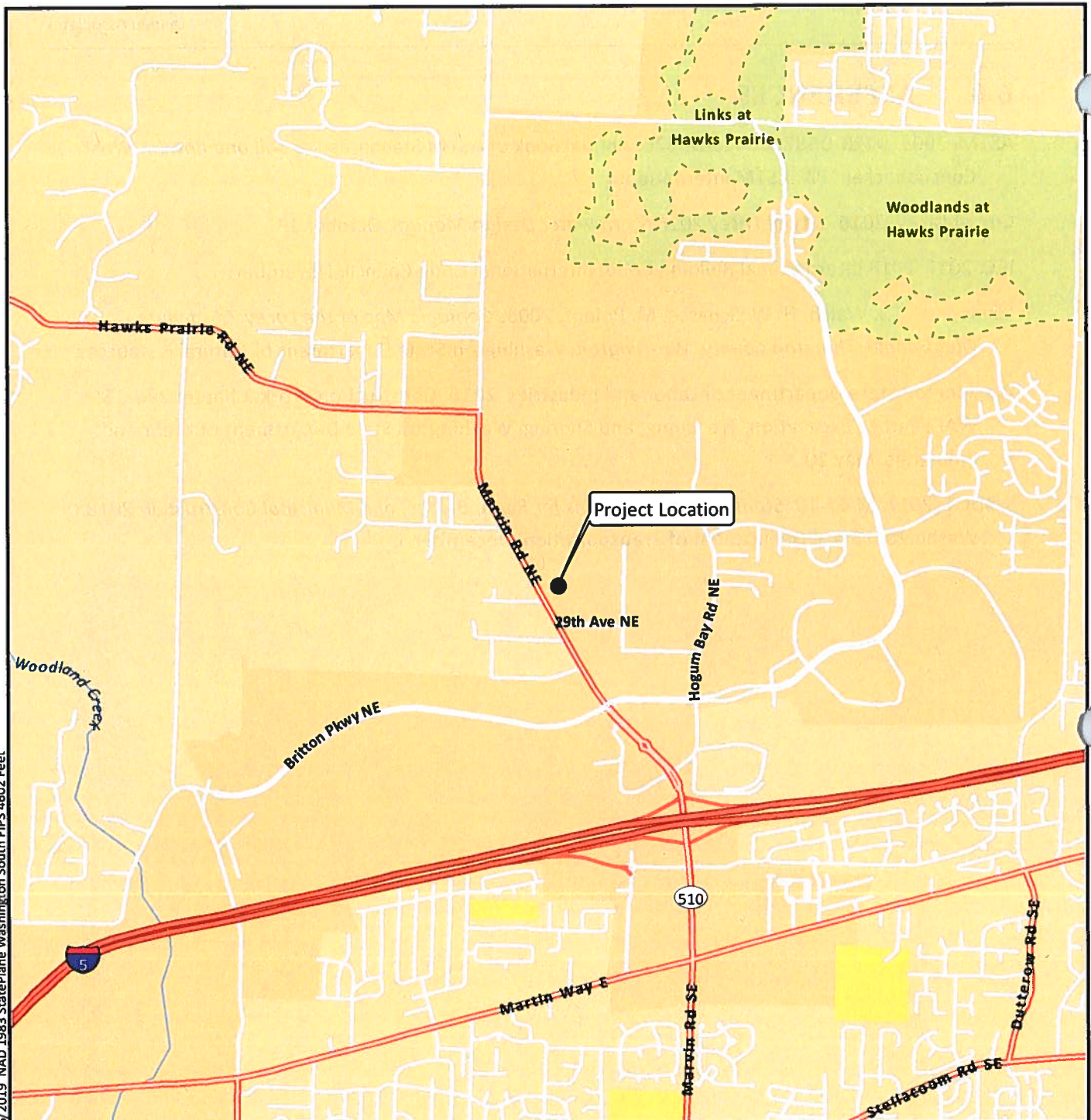
ICC. 2017. 2018 International Building Code. International Code Council. November.

Logan, R.L., T.J. Walsh, H. W. Schasse, M. Polenz. 2003. *Geologic Map of the Lacey 7.5-minute Quadrangle, Thurston County, Washington*. Washington State Department of Natural Resources.

Washington State Department of Labor and Industries. 2016. Construction Work. Chapter 296-155 WAC; Part N. Excavation, Trenching, and Shoring. Washington State Department of Labor and Industries. May 20.

WSDOT. 2017. *M 41-10: Standard Specifications for Road, Bridge, and Municipal Construction 2018*. Washington State Department of Transportation. December 1.

G:\Projects\1811\001\020\021\F01VicMap.mxd 9/6/2019 NAD 1983 StatePlane Washington South FIPS 4602 Feet



Data Source: Esri 2012



Olympia Behavioral Health
Lacey, Washington

Vicinity Map

Figure
1

TRANSPORTATION TECHNICAL REPORT

for the

Olympia Behavioral Health Hospital

PREPARED FOR:
Universal Health Services, Inc.

PREPARED BY:



 **heffron**
transportation inc
6544 NE 61st Street, Seattle, WA 98115
ph: (206) 523-3939 ♦ fx: (206) 523-4949

August 18, 2020

RECEIVED

AUG 21 2020

BY _____



TABLE OF CONTENTS

1. INTRODUCTION	1
1.1. Project Description	1
2. BACKGROUND CONDITIONS	4
2.1. Roadway Network	4
2.2. Traffic Volumes	7
2.3. Traffic Operations	7
2.4. Transit Facilities and Service	11
2.5. Non-Motorized Transportation Facilities	11
3. PROJECT IMPACTS	13
3.1. Roadway Network	13
3.2. Traffic Volumes	13
3.3. Traffic Operations	17
3.4. Access Management	18
3.5. Parking	21
3.6. Transit Facilities and Service	24
3.7. Non-Motorized Transportation Facilities	24
4. FINDINGS AND MITIGATION	25
4.1. Findings	25
4.2. Mitigation	26

Appendix A – Traffic Analysis Scoping Documents and Traffic Count Data Sheets

Appendix B – Level of Service Definitions

Appendix C – Level of Service Calculations



LIST OF FIGURES

Figure 1. Site Location and Vicinity	2
Figure 2. Proposed Site Plan	3
Figure 3. Traffic Controls and Lane Configurations	5
Figure 4. Existing Traffic Volumes – PM Peak Hour	8
Figure 5. Forecast 2022-Without-Project Traffic Volumes – PM Peak Hour	9
Figure 6. Existing Transit and Non-Motorized Facilities	12
Figure 7. Project Trip Distribution and Assignment – PM Peak Hour	15
Figure 8. Forecast 2022-With-Project Traffic Volumes – PM Peak Hour	16
Figure 9. Site Access Driveway Spacing	18
Figure 10. Site Access Sight Lines	20
Figure 11. Estimated Parking Demand Accumulation – Weekdays	23

LIST OF TABLES

Table 1. PM Peak Hour Level of Service – Existing and 2022-Without-Project Conditions	10
Table 2. Vehicle Trip Estimates – Proposed Behavioral Health Hospital	13
Table 3. PM Peak Hour Level of Service – 2022-Without- and With-Project Conditions	17
Table 4. Range of City Parking Requirements	21



1. INTRODUCTION

This report presents the transportation impact analysis for Universal Health Services, Inc. (UHS) proposed Olympia Behavioral Health Hospital project in the City of Lacey.

UHS retained Heffron Transportation, Inc. to prepare the required traffic and transportation analyses for the project. Heffron Transportation, Inc. is a professional traffic and transportation engineering consulting firm located and registered in the State of Washington. The analysis and report documentation were prepared by:

Tod S. McBryan, P.E., Principal & Vice President
Heffron Transportation, Inc.
6544 NE 61st Street
Seattle, WA 98115

Phone: (206) 527-8410
Fax: (206) 527-3108
Email: tod@hefftrans.com

Mr. McBryan is a Principal Transportation Engineer and Professional Civil Engineer licensed in the State of Washington with over 28 years of experience preparing traffic impact analyses. He is also a member of the Institute of Transportation Engineers (ITE) and the Transportation Research Board (TRB).

The scope of analysis was outlined by the City of Lacey in a *Scoping Approval Letter*,¹ which was issued in response to the previously-submitted *Updated Transportation Analysis Scoping*² technical memorandum for the project (both are provided in Appendix A). The analysis approach and assumptions were also coordinated with City staff.³ This report was prepared to support the SEPA Checklist and permitting process consistent with Chapter 4 of the *City of Lacey Development Guidelines and Public Works Standards*.⁴ This report documents existing conditions in the site vicinity, presents estimates of project-related changes to traffic, parking, site access, and the surrounding transportation system.

At the time of this analysis, traffic volumes throughout the region were lower than normal due to the COVID-19 pandemic crisis; therefore, new representative traffic data could not be collected. With City staff's consent, the analyses were prepared using available traffic data provided by the City.

1.1. Project Description

The proposed project would construct a 104-bed behavioral health hospital with about 76,000 gross square feet (gsf) and between 175 and 200 total employees. The facility would operate 24-hours per day, 7-days per week with employees working three shifts. The project would be built on the eastern portion of a vacant 20.75-acre industrial-zoned parcel (#11802310200) at 3000 Marvin Road NE. The proposal includes a surface parking lot with 156 spaces that would be accessed from 31st Avenue NE. The project would be constructed in a single phase with occupancy planned in 2022. Figure 1 shows the project site location and vicinity; Figure 2 shows the proposed site plan.

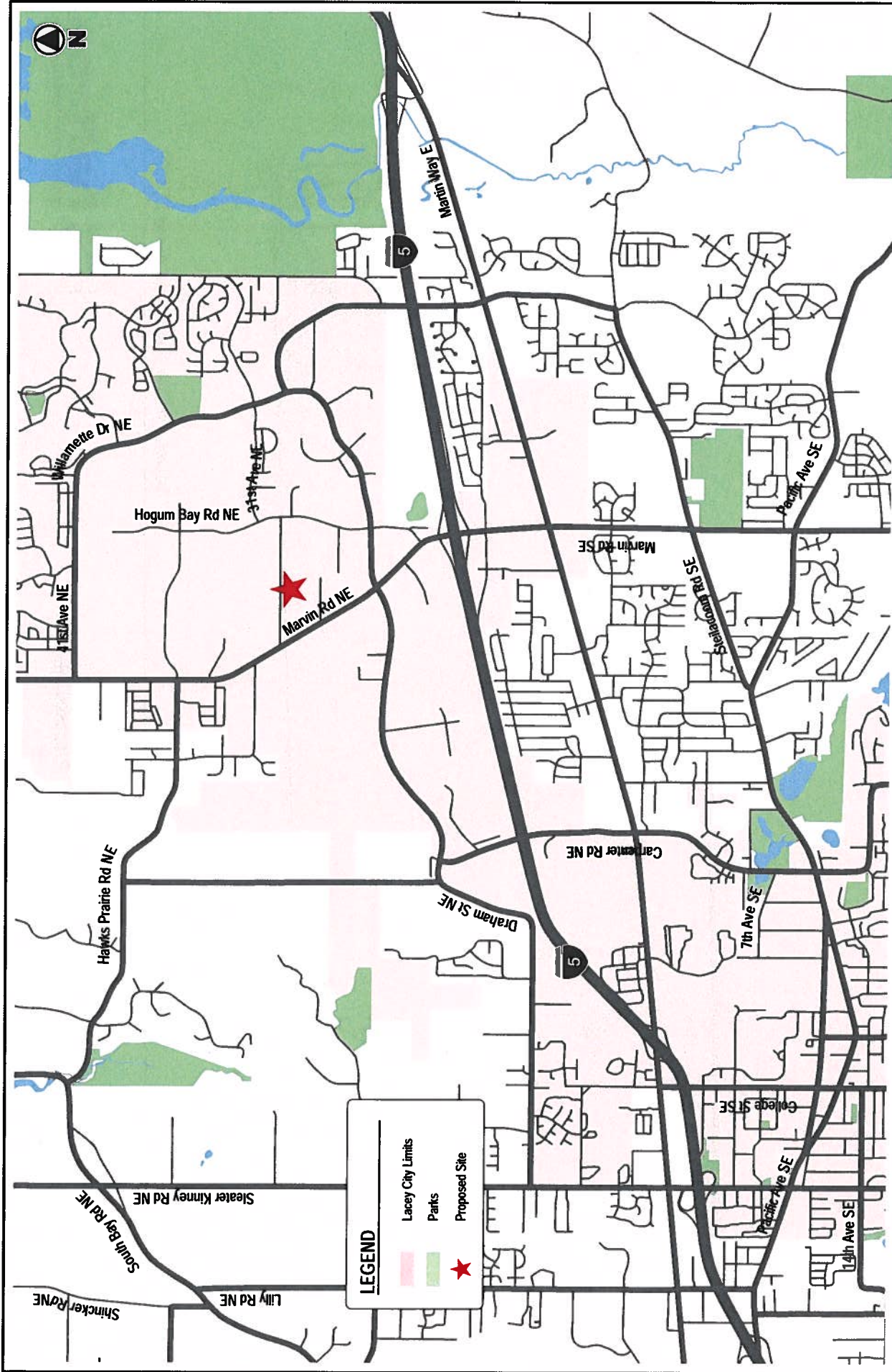
¹ City of Lacey, Letter from Christopher Stolberg, EIT – Transportation Engineer, July 8, 2020.

² Heffron Transportation, Inc., June 10, 2020.

³ Email and personal communications, C. Stolberg and Martin Hoppe, July 2020.

⁴ City of Lacey, August 2017.

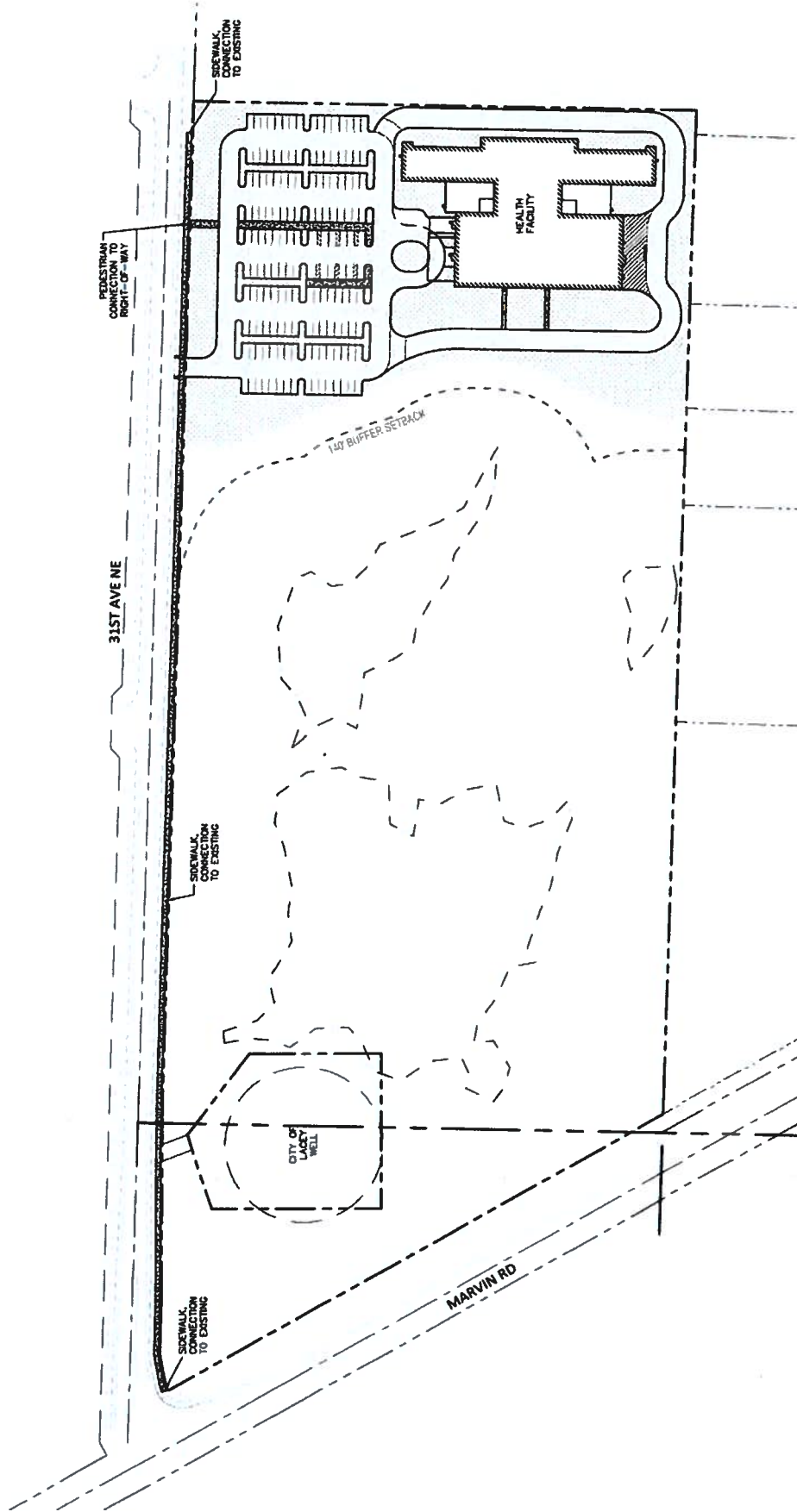




Olympia Behavioral Health Hospital Transportation Technical Report

Figure 1
Site Location and Vicinity





Source: West Lake Consultants, August 17, 2020.

2. BACKGROUND CONDITIONS

This section presents the existing and future conditions without the proposed project. The impacts of the proposed project were evaluated against these base conditions. Year 2022 was selected as the future horizon year for the analyses because the project is planned to be completed and fully occupied in 2022. For comparison, and to provide an analysis of potential new traffic and parking impacts, year 2022 without-project conditions assume the site would remain vacant. The following sections describe the existing roadway network, traffic volumes and operations, transit, and non-motorized facilities.

The study area for this analysis was determined by the City of Lacey based on project trip generation estimates and the net trip assignments prepared as part of the referenced analysis scoping process. The City typically requires analysis for the PM peak hour, which is defined in the Lacey Municipal Code as *“the sixty-minute period between 4:00 P.M. and 6:00 P.M. with the greatest sum of traffic volumes on a roadway segment or passing through the area of a transportation improvement project.”* In addition to the proposed site access on 31st Avenue NE, the City requested PM peak hour analyses for the following three off-site intersections:

- Hogum Bay Road NE / 31st Avenue NE (Stop-controlled “T” intersection);
- Hogum Bay Road NE / Willamette Drive NE (roundabout); and
- Marvin Road NE / Willamette Drive NE / Britton Parkway NE (roundabout)

2.1. Roadway Network

2.1.1. Existing Roadways

As defined in the *2030 Lacey Transportation Plan*,⁵ roadways within the City are classified as Boulevards, Arterials, Collectors, Local Residential, Private Streets, and Alleys. Arterials and Boulevards carry the greatest portion of through or long-distance travel and typically serve the high-volume travel corridors between major generators of traffic. Collectors generally connect commercial, industrial, and residential projects to other collectors, arterials and boulevards. Collectors have a moderate level of access control and provide a balance of mobility and access.

The following describes key roadways in the site vicinity; roadway classifications are based on the City’s functional classification map.⁶ Figure 3 shows traffic control, lane configurations, and distance between intersections within the study area, including the relationships to the proposed project.

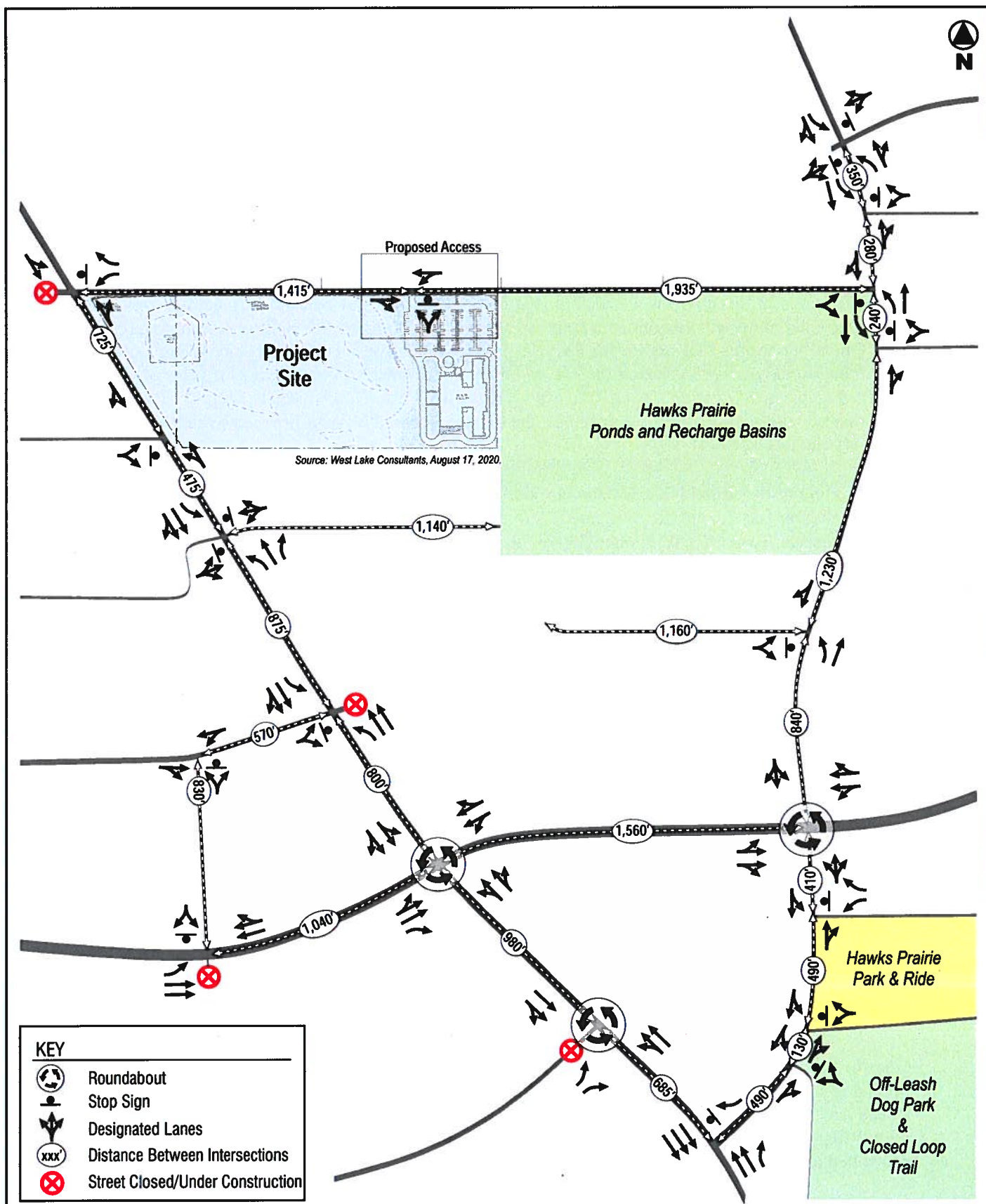
31st Avenue NE is a two-lane, east-west Minor Collector between Hogum Bay Road NE on the east and Marvin Road NE on the west. The roadway has curbs, gutters, and bicycle lanes on both sides; there is sidewalk on the north side and along the south side between Hogum Bay Road and the project site. Its approaches to both Marvin Road NE and Hogum Bay Road NE are stop-sign controlled. The posted speed limit is 35 miles per hour (mph).

Hogum Bay Road NE is a two/three-lane, north-south Arterial between Hawks Prairie Road NE on the north and Marvin Road NE on the south. It continues as a Collector north of Hawks Prairie Road NE to a dead end. The roadway has curbs, gutters, sidewalks, and bicycle lanes on both sides. Its intersection with Willamette Drive NE is controlled by a roundabout, its approach to Marvin Road NE is stop-sign controlled and allows only right turns. The posted speed limit is 35 mph.

⁵ City of Lacey, *2030 Lacey Transportation Plan*, December 2012.

⁶ Ibid, Figure 4. Functional Classification of Roadways.





Willamette Drive NE is an Arterial that serves east-west traffic between Marvin Road NE and about Zenith Court NE; it continues as a north-south arterial to Meriwood Drive NE, where it becomes 41st Avenue NE. Willamette Drive NE has two lanes in each direction with a raised landscaped median separating the two-directions along most of its length. The roadway has curbs, gutters, sidewalks, and bicycle lanes on both sides. Its intersections with Hogum Bay Road NE, Marvin Road NE, and 31st Avenue NE are controlled by roundabouts. The other intersecting side streets have stop-sign control. The posted speed limit is 35 mph.

Marvin Road NE is a north-south Arterial between the south City limit (south of Martin Way E) and the north City limit (at Columbia Way NE). At Interstate 5 (I-5), Marvin Road SE is designated as State Route 510 and extends south to Pacific Avenue SE where SR 510 turns southeast. Marvin Road SE continues south as a Thurston County Arterial to Mullen Road. Within the study area for this analysis, Marvin Road NE has two to five lanes (one or two in each direction plus auxiliary turn lanes at some intersections) with curbs, gutters, sidewalks, and bicycle lanes on both sides from Evelyn Lane NE to the south and intermittently to the north. Its intersection with Willamette Drive NE is controlled by a roundabout; the other intersecting side streets have stop-sign control. The posted speed limit is 35 mph.

2.1.2. Future Roadways

At the time of this analysis, the west leg of 31st Avenue NE at Marvin Road NE, was under construction, but remained closed. This roadway segment will provide access to businesses west of Marvin Road to the Gateway Boulevard Extension. In the larger site vicinity, the Washington State Department of Transportation (WSDOT), is completing reconstruction of the Interstate-5 (I-5) / State Route (SR) 510 interchange. The project is upgrading the interchange to a Diverging Diamond Interchange with work expected to continue into mid-September.

The City of Lacey's *Adopted 2021-2026 Transportation Improvement Program (TIP)*⁷ and its *2019-2038 Capital Facilities Plan*⁸ (CFP) were reviewed to determine if there are any planned transportation improvements that would affect the study area roadways or intersections by 2022. The CFP lists one project in the site vicinity as described below:

Marvin Road Improvements – Britton Parkway to Columbia Drive NE: Widen Marvin Road from two to five lanes to Hawks Prairie Road and then transition to a three-lane section with bike lanes and sidewalks. *Design/engineering expected in 2023; construction completed beyond 2025.*

The TIP lists a number of projects within the study area that are completed, but for which the City continues to collect mitigation fees. However, there are no additional projects expected to change roadway configuration or intersection capacity for study-area intersections. Therefore, no changes to the existing roadway network were assumed to be in place for the year 2022 analysis.

⁷ City of Lacey, Adopted July 2020.

⁸ City of Lacey, Adopted June 13, 2019.



2.2. Traffic Volumes

2.2.1. Existing Traffic Volumes

To evaluate the potential traffic conditions surrounding the project site during the PM peak hour, turning movement traffic counts representing existing conditions were provided by the City of Lacey for all three off-site study-area intersections. The counts indicate that the PM peak hour occurs from 4:30 to 5:30 P.M. The count data sheets included with the scoping approval are provided in Appendix A. Figure 4 shows the existing PM peak hour traffic volumes at all three analysis intersections.

2.2.2. Future Without-Project Traffic Volumes

As directed by the City, traffic forecasts for year 2022 were developed using a combination of a background traffic growth rate and pipeline development traffic. A 4% compound annual growth rate was applied to the existing volumes to represent background traffic increases by year 2022 (two years of growth). In addition, traffic from planned / permitted development in the vicinity was added. City-provided pipeline traffic volumes are also included in Appendix A with the referenced scoping approval documents. Figure 5 shows the resulting forecast 2022 without-project PM peak hour volumes.

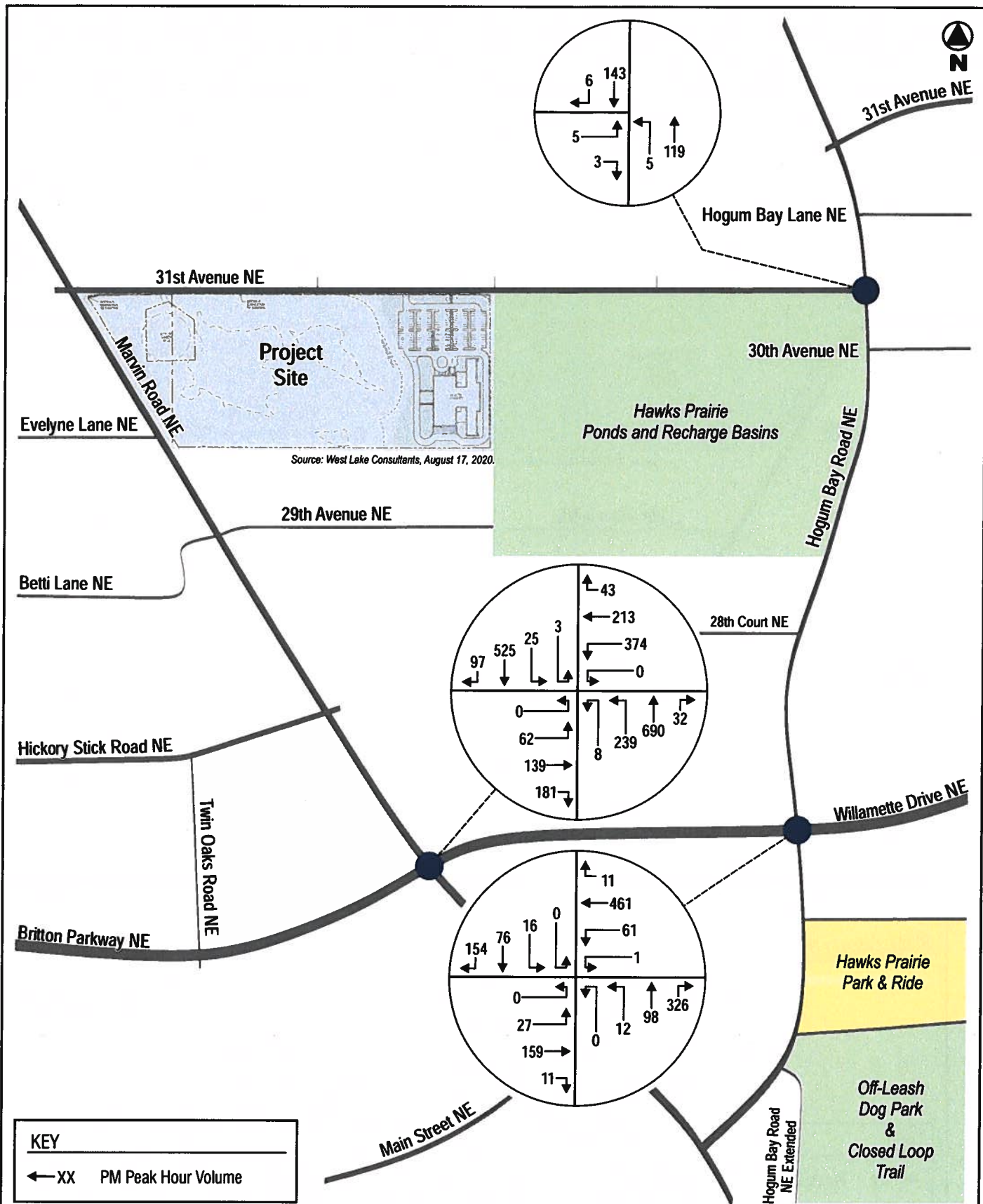
2.3. Traffic Operations

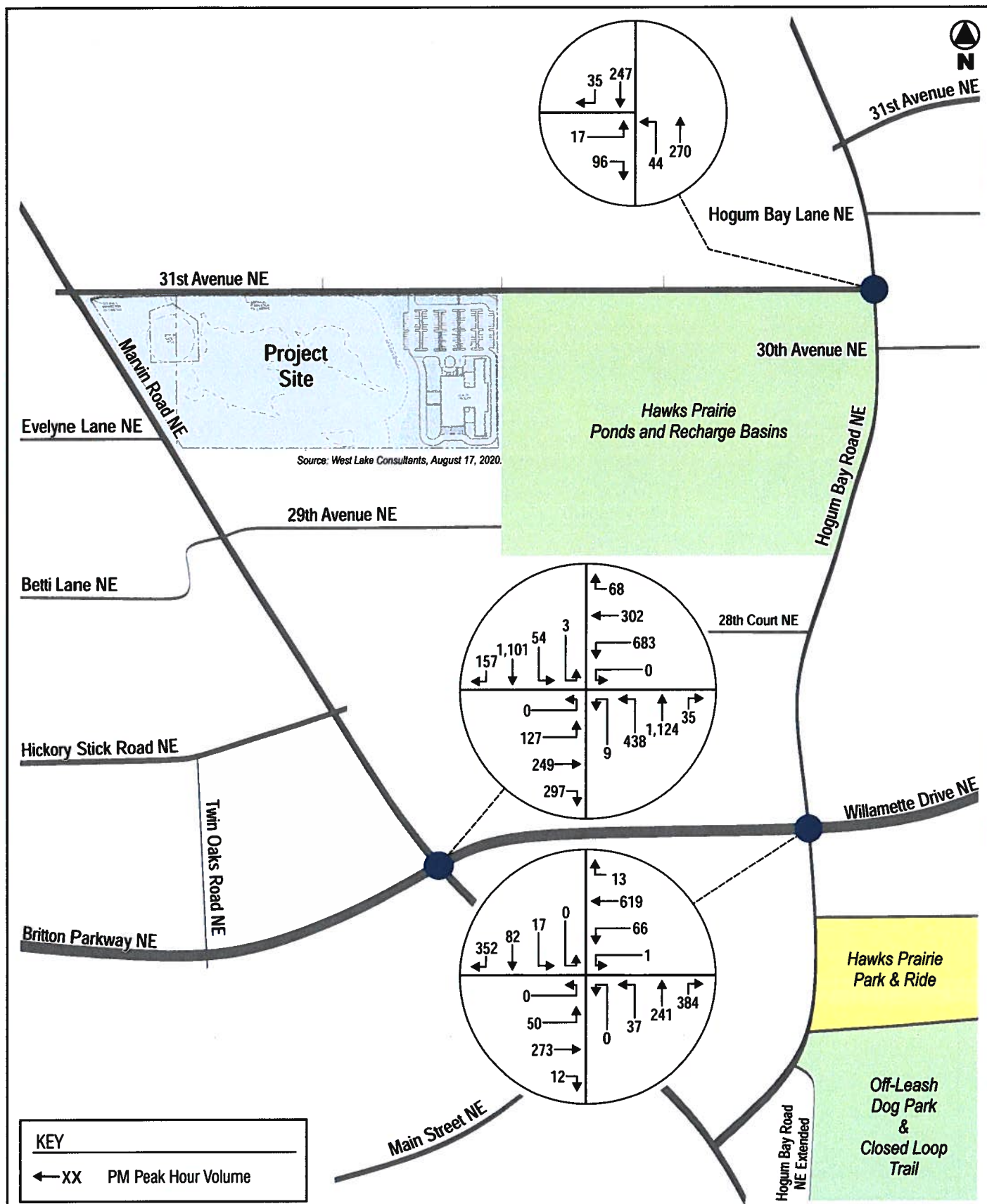
2.3.1. Intersection Levels of Service Standards

Traffic operations analyses were performed for the study-area intersections. Traffic operations are evaluated using levels of service (LOS) with six letter designations, “A” through “F.” LOS A is the best and represents good traffic operations with little or no delay to motorists. LOS F is the worst and indicates poor traffic operations with long delays. The level of service definitions and thresholds are provided in Appendix B. The *2030 Lacey Transportation Plan* outlines the City’s adopted LOS standards. The City has adopted LOS E as the standard for its core-area and LOS D for all other areas. Strategy Corridors are exempt from the level of service standards; although the plan notes they may require strategies tailored to the specific needs of each roadway. The *2030 Lacey Transportation Plan* defines Strategy Corridors as:

“Strategy corridors are those streets or intersections which typically have been constructed or improved to four or five lanes in width between intersections, or are streets or intersections bounded by existing land use or environmental features that preclude further widening. These strategy corridors are in areas where growth is encouraged and typically coincide with the designation of a high density corridor, city center, core area or activity center where a concentration of commercial and other uses is desired, especially when that growth increases densities and proximity of different types of land uses. Peak hour vehicular congestion in these corridors is likely to exceed levels of service, which would otherwise be acceptable within the transportation system.”

The two roundabout-controlled study-area intersections are within the City’s strategy corridors defined as: Willamette Drive NE between Marvin Road NE and 31st Avenue NE and Marvin Road between Willamette Drive NE and the south city limit line. Therefore, those intersections are exempt from the LOS standards above. LOS D is the standard for the Hogum Bay Road / 31st Avenue NE intersection.





2.3.2. Levels of Service Analysis

Levels of service for the study area intersections were determined using the methodology in the *Highway Capacity Manual, 6th Edition*.⁹ Delay calculations rely on complex equations that consider a number of variables. Delay at unsignalized intersections is determined for vehicles that must stop or yield for oncoming traffic. That delay is related to the availability of gaps in the main street's traffic flow and the ability of a driver to enter or pass through those gaps. Level-of-service calculations for the stop-sign controlled intersection at Hogum Bay Road NE / 31st Avenue NE were performed using the *Synchro 10.3* traffic operations analysis software and reported using the *HCM 6* module for all intersections. Analyses of the two roundabout intersections were performed using the *SIDRA Intersection 9* analysis software. The analyses were prepared consistent with Chapter 4, Section E.7. of the previously referenced *City of Lacey Development Guidelines and Public Works Standards*.

Table 1 summarizes existing and forecast 2022 PM peak hour levels of service without the proposed project. As shown, the Marvin Road NE / Willamette Drive NE / Britton Parkway NE roundabout intersection is forecast to degrade to LOS F by 2022 due to assumed growth in background traffic and pipeline development traffic. The Hogum Bay Road NE / Willamette Drive NE roundabout intersection is forecast to operate at LOS A in 2022 without the project. The forecast operating conditions of both roundabout intersections are acceptable because they are part of a City-defined Strategy Corridor and are exempt from the City's LOS standards. The Hogum Bay Road NE / 31st Avenue NE intersection currently operates at LOS A overall and would continue at that level with all movements at LOS B or better in 2022 without the project. The level-of-service calculation sheets are included in Appendix C.

Table 1. PM Peak Hour Level of Service – Existing and 2022-Without-Project Conditions

Roundabout Intersections / Approaches	Existing		Forecast 2022 Without Project	
	LOS ^a	Delay ^b	LOS	Delay
Marvin Rd NE / Willamette Dr NE / Britton Pkwy NE	A	7.3	F	113.4
South Leg – Northbound	A	4.0	A	8.8
East Leg – Westbound	B	10.8	F	184.4
North Leg – Southbound	A	9.0	F	245.1
West Leg – Eastbound	A	7.5	A	9.8
Hogum Bay Road NE / Willamette Drive NE	A	5.1	A	8.3
South Leg – Northbound	A	3.3	A	7.2
East Leg – Westbound	A	5.2	A	6.1
North Leg – Southbound	A	7.5	B	15.0
West Leg – Eastbound	A	5.5	A	5.7
Stop-Sign Controlled Intersection	LOS	Delay	LOS	Delay
Hogum Bay Rd NE / 31st Ave NE (overall)	A	0.4	A	2.7
Northbound Left	A	7.6	A	8.2
Eastbound Left-Right	A	9.7	B	12.4

Source: Heffron Transportation, Inc., July 2020.

a. LOS = Level of service.

b. Delay = Average delay per vehicle reported in seconds.

⁹ Transportation Research Board 2016.



2.4. Transit Facilities and Service

Intercity Transit provides bus service in the site vicinity. The closest bus stops are located on Hogum Bay Road NE about one-half mile from the project site (one stop is located north of 31st Avenue NE and one is located at about 29th Avenue NE). Both stops are served by Route 65 (implemented in March 2020), which operates daily between Hawks Prairie, Northeast Lacey, and the Lacey Transit Center from about 8:30 A.M. to just after 8:00 P.M. on 60-minute headways (time between consecutive buses). Another transit stop is located about three-quarters of a mile to the southeast of the site on Marvin Road NE in front of the Providence Medical Group Building and just south of Hickory Stick Road NE. That stop is served by Route 62A, which operates daily between Martin Way, Northeast Lacey, and the Olympia Transit Center from 8:30 A.M. to about 8:30 P.M. on 60-minute headways. The Hawks Prairie Park-and-Ride Lot is located about one mile southeast of the site on the east side of Hogum Bay Road NE and south of Willamette Drive NE. It is not directly served by transit, but can be used for carpool, vanpool, and park-and-ride for Routes 62A and 65, which stop nearby on Willamette Drive NE. Figure 6 shows the existing transit routes and stops within the site vicinity.

Several planning and policy documents were reviewed to determine if there are any planned transit improvements that would affect the study area. These include the *Intercity Transit Strategic Plan 2020–2025*;¹⁰ the *2020-2023 Intercity Transit – Transportation Improvement Program*;¹¹ and the *2018 Annual Report 2019-2024 Transit Development Plan*.¹² No specific projects or service improvements were identified that are likely to change transit service or facilities by 2022.

2.5. Non-Motorized Transportation Facilities

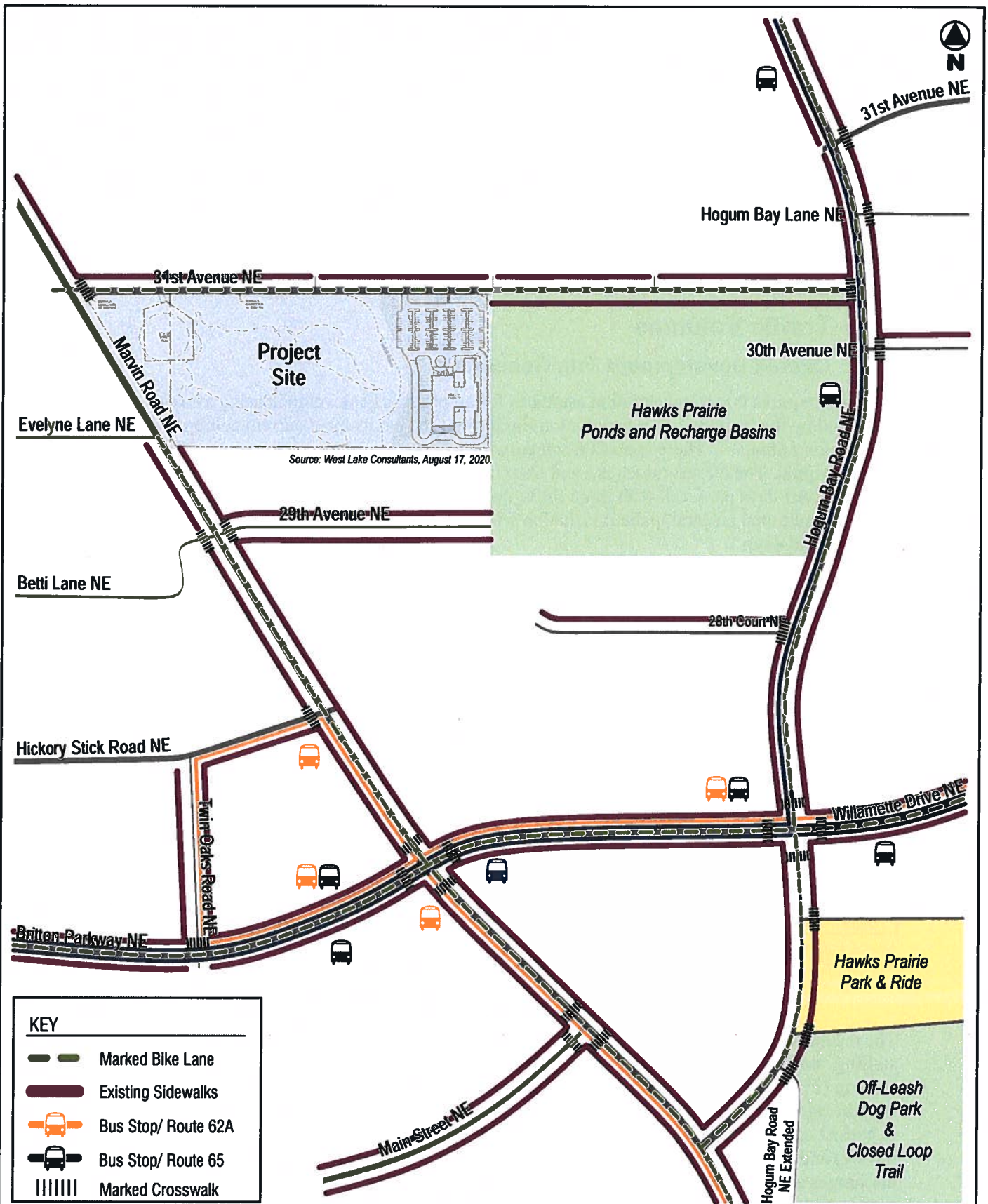
Hogum Bay Road NE and Willamette Drive NE have curbs, sidewalks, and bicycle lanes on both sides. 31st Avenue NE has curbs, gutters, and bicycle lanes on both sides; it has sidewalk on the north side for the entire length between Hogum Bay Road NE and Marvin Road. Sidewalk exists on the south side between Hogum Bay Road NE and the project parcel; there is no sidewalk along the entire site frontage extending to Marvin Road. All driveways and intersections along 31st Avenue NE have curb ramps for pedestrian crossings.

Marvin Road NE has curbs, sidewalks, and bicycle lanes on both sides from the I-5 interchange to Evelyne Lane NE. The City's planned project to widen Marvin Road NE to Columbia Way would add curbs, sidewalks, and bicycle lanes in places where they are not currently complete. However, that project is not expected to be complete by 2022. Figure 6 also shows the existing bicycle lanes, sidewalks, curb ramps, and marked crosswalks within the site vicinity.

¹⁰ Intercity Transit, approved December 4, 2019.

¹¹ Intercity Transit, Final June 5, 2019.

¹² Intercity Transit, August 2019.



3. PROJECT IMPACTS

This section describes conditions with the proposed Olympia Behavioral Health Hospital.

3.1. Roadway Network

The project would construct sidewalk along the frontage (south side) of 31st Avenue NE extending west to Marvin Road NE. Other than construction of vehicular and non-motorized site access from 31st Avenue NE, no other changes to the surrounding roadway network are proposed.

3.2. Traffic Volumes

3.2.1. Overall Development Trip Generation

The City requires that trip generation estimates for all projects be developed using average rates published by the Institute of Transportation Engineers (ITE) in its most current edition the *Trip Generation Manual*.¹³ There is no ITE category that reflects the planned operation of the behavioral health hospital. The closest match is Land Use (LU) 610 – Hospital. The proposed facility would operate seven-days per week with three shifts, as is typically used in healthcare environments. However, unlike a traditional hospital, patient visitation will be limited to about three days per week (including one weekend day).

After review of the three possible independent variables that could be applied, guidance published by ITE in its *Trip Generation Manual* on selecting independent variables, and expected staffing and shift information provided by the applicant, rates based on gross floor area were selected. These rates are based on the largest number of studies and have a cluster of data near the size of the proposed project. Table 2 presents the published ITE daily, AM peak hour, and PM peak hour trip generation rates and the resulting trips estimates for the proposed project.

Table 2. Vehicle Trip Estimates – Proposed Behavioral Health Hospital

Land Use	Size (gross floor area)	Daily Trips	Morning Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Hospital (LU 610) Trip Rates ¹		10.72 trips / 1,000 sfgfa	0.89 trips / 1,000 sfgfa (68% in, 32% out)			0.97 trips / 1,000 sfgfa (32% in, 68% out)		
Totals	76,000 sfgfa	815	46	22	68	24	50	74

Source: Heffron Transportation Inc., May 2020.

1. ITE, *Trip Generation Manual*, LU 610, 10th Edition, September 2017.

The resulting trip estimates are consistent with traffic patterns that would be expected based on the staffing, shift details, and operational expectations provided by the applicant. The facility's proposed staffing (175 to 200 employees) would include physicians, nurses, therapists, technicians, administrative support staff, food service staff, janitorial staff, security staff, and drivers. Weekday staffing is expected to consist of 40 to 50 administrative and support staff, plus 25 to 30 clinical (direct-care) staff. Evening (swing) and night (NOC) shifts are each expected to have 25 to 30 clinical staff each. Admissions and discharges are estimated at about 10 to 15 per day. The PM peak hour trip estimates in Table 2, with 24 trips in and 50 trips out, align with these staffing projections in which the first shift would leave the site during the afternoon and the second shift would arrive, with portions of that overlapping during the peak one-hour period. In contrast, the published rates based on number of beds were derived from only seven

¹³ ITE, 10th Edition, 2017.



studies, with only one data point near the proposed number for this site. Trip estimates based on number of employees were also reviewed and determined to be unreasonable; the employee rates resulted in trips that appeared to be too low given the same staffing and operational parameters. Therefore, the estimates presented above, based on building floor area, are the best and most reasonable for the proposal. These are the basis for all subsequent traffic analyses in this report.

3.2.2. Truck Trip Generation

The City of Lacey also requested an estimate of the number of daily truck-trips expected to be generated by the proposal, due to its location within the industrial area. ITE's *Trip Generation Manual 10th Edition Supplement*¹⁴ does not include data for a behavioral health hospital, but does include truck trip generation rates for related land use—Hospital (LU 610) and Nursing Home (LU 620). Both indicate a facility of the size proposed could generate about 8 truck trips per day (4 in 4 out); the ITE data do not include details about types or sizes of trucks.

The applicant provided truck trip estimates based on experience developing and operating similar behavioral health hospital facilities elsewhere in the country. Based on that experience, the proposed development is expected to generate the following truck trips:

- Food-delivery – Twice per week (3- or 4-axle trucks);
- Milk and bread delivery – Three times per week (3-axle trucks/vans);
- Trash and recycling service – Up to four times per week (3-axles trucks); and
- Linen service vendor – Two to three times per week (2-axle trucks).

In total, delivery and service trucks are expected about 11 or 12 times per week with an average of two or three trucks per day (generating four to six truck trips, when considering each one-way movement), all with 2- to 4-axle trucks (none of the vendors or services typically use larger trucks).

3.2.3. Trip Distribution & Assignment

Project trip distribution patterns for the PM peak hour were developed using a combination of a site-specific model run¹⁵ performed by Thurston Regional Planning Council (TRPC) (plot is included as with the previously referenced scoping submittal in Appendix A) and local area traffic volume and pipeline traffic data provided by the City of Lacey.¹⁶ Since the project site can be accessed from either the west using Marvin Road NE or the east using Hogum Bay Road NE, anticipated traffic volumes and congestion levels were considered in the assignment of near-site access routes. Based on traffic forecasts and operational analysis provided by the City, high levels of PM peak hour delay and congestion are expected at the Marvin Road NE / 31st Avenue NE intersection. Therefore, most site-generated PM peak hour trips are expected to approach and depart the site to and from the east using Hogum Bay Road NE. The PM peak hour project trips were assigned to the roadway network using the adjusted distribution patterns. Figure 7 shows the trip distribution percentages and the resulting PM peak hour trip assignments within the analysis study area.

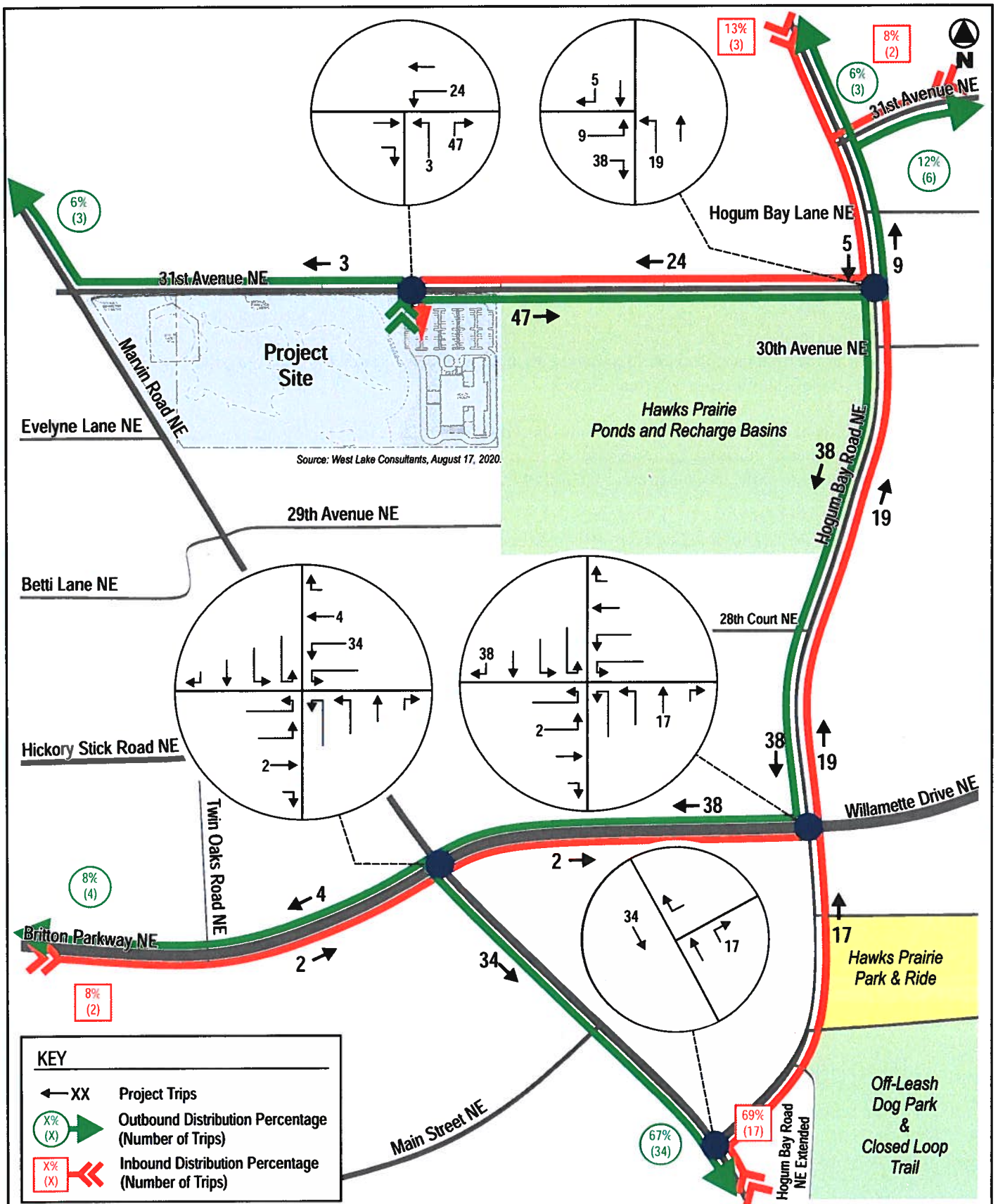
The estimated project trips were combined with the forecast 2022 without-project traffic volumes to represent future conditions with the project. Figure 8 shows the forecast 2022 with-project PM peak hour traffic volumes.

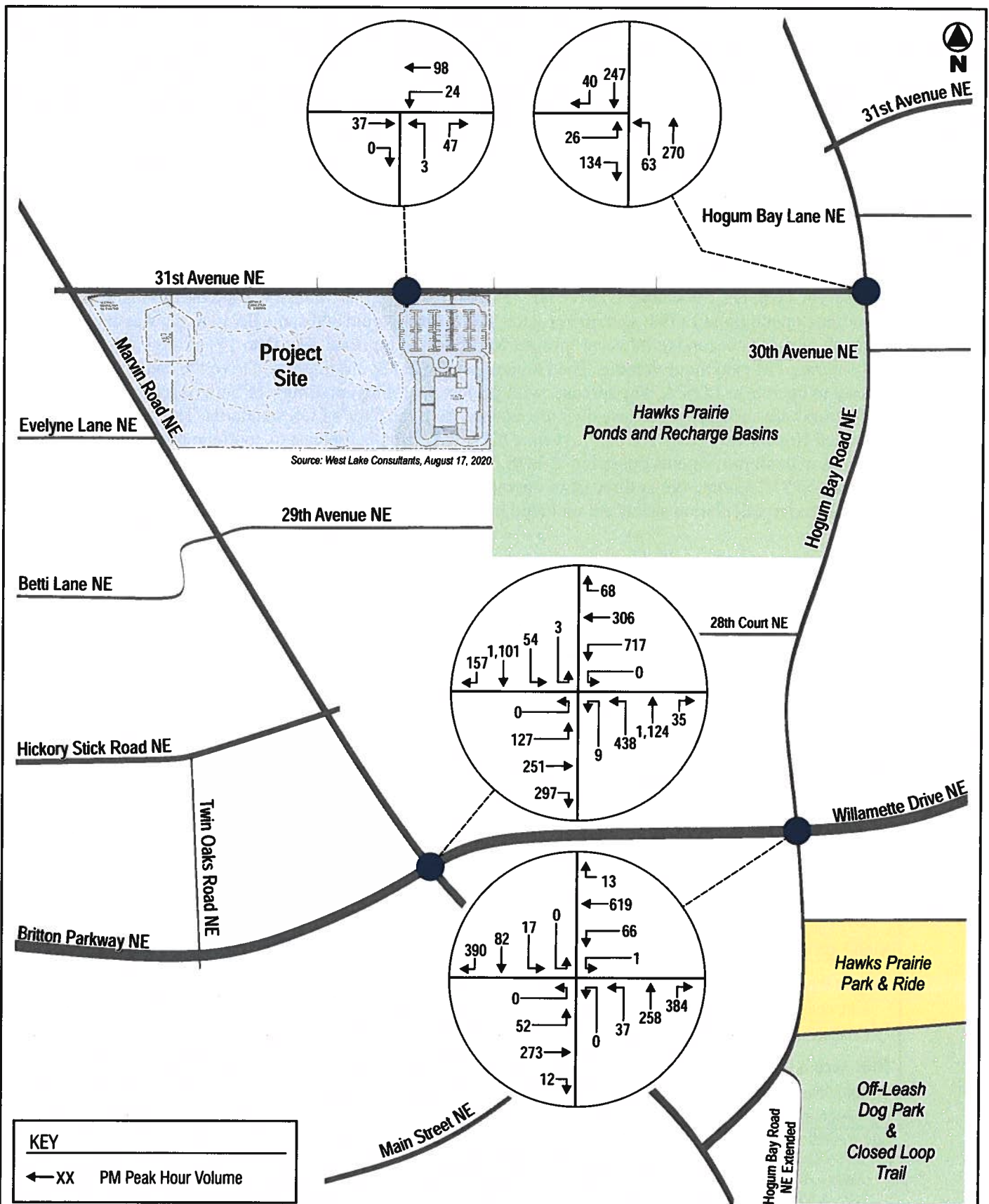
¹⁴ ITE, February 2020.

¹⁵ TRPC traffic model run was completed from Zone 577 with a connector link loading onto 31st Avenue NE on the 2017 PM peak hour network.

¹⁶ Traffic counts and pipeline traffic volumes, City of Lacey, via email communication, June 1, 2020.







3.3. Traffic Operations

3.3.1. Intersection Levels of Service

Intersection levels of service for future with-project conditions were determined for the 2022 with-project conditions using the same methodologies described previously for existing and future without-project conditions. Table 3 shows the results of the analysis; levels of service for the 2022-without-project conditions are shown for comparison.

The Marvin Road NE / Willamette Drive NE / Britton Parkway NE roundabout intersection is forecast to continue operating at LOS F with the project. The project would add some delay to the westbound approach (about 24 seconds); however, project traffic would represent less than 1% of the intersection's total entering PM peak hour volume. The Hogum Bay Road NE / Willamette Drive NE roundabout is forecast to operate at LOS A. The forecast with-project operating conditions of both roundabout intersections are acceptable because they are exempt from the City's LOS standards. The stop-controlled Hogum Bay Road NE / 31st Avenue NE intersection is forecast to continue operating at LOS A overall with all movements operating at LOS B or better in 2022 with the project. The site access driveway on 31st Avenue NE is forecast to operate at LOS A overall with all movements at LOS A. The level-of-service calculation sheets are included in Appendix C.

Table 3. PM Peak Hour Level of Service – 2022-Without- and With-Project Conditions

Roundabout Intersections / Approaches	Forecast 2022 Without Project		Forecast 2022 With Project	
	LOS ^a	Delay ^b	LOS	Delay
Marvin Rd NE / Willamette Dr NE / Britton Pkwy NE	F	113.4	F	119.7
Northbound	A	8.8	A	8.8
Westbound	F	184.4	F	208.5
Southbound	F	245.1	F	246.0
Eastbound	A	9.8	A	9.8
Hogum Bay Road NE / Willamette Drive NE	A	8.3	A	9.6
Eastbound	A	7.2	A	7.7
Westbound	A	6.1	A	6.2
Northbound	B	15.0	B	19.6
Southbound	A	5.7	A	5.7
Stop-Sign Controlled Intersection	LOS	Delay	LOS	Delay
Hogum Bay Rd NE / 31st Ave NE (overall)	A	2.7	A	3.9
Northbound Left	A	8.2	A	8.4
Eastbound Left-Right	B	12.4	B	14.2
BHH Access Driveway / 31st Ave NE (overall)	n/a ^c		A	3.0
Northbound Turns			A	8.9
Westbound Left			A	7.4

Source: Heffron Transportation, Inc., July 2020.

a. LOS = Level of service.

b. Delay = Average delay per vehicle reported in seconds.

c. n/a – not applicable, site access intersection would not exist without project.

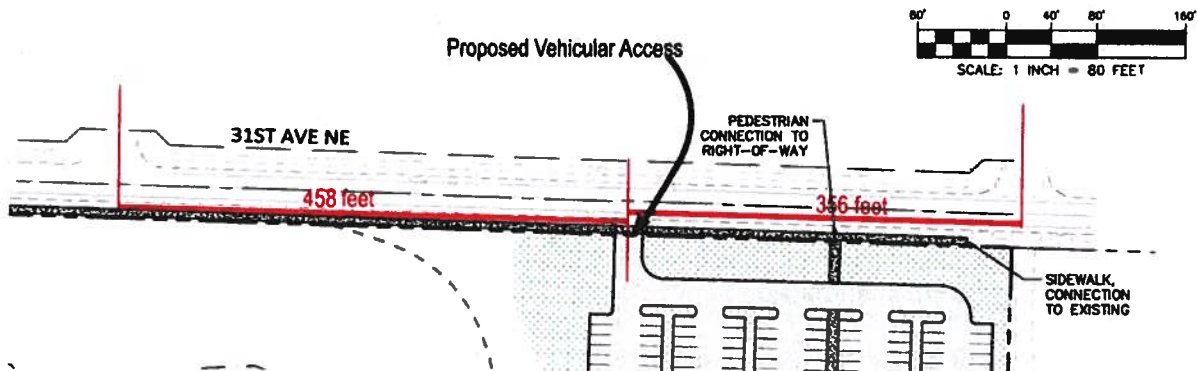
3.4. Access Management

3.4.1. Access Driveway Spacing

Vehicular site access is proposed from 31st Avenue NE at the location shown in Figure 2. Section 4B.025.C of the *City of Lacey Development Guidelines and Public Works Standards* outlines the minimum spacing requirements for access driveways. The minimum spacing guidelines for the distance between access driveways on both sides of a roadway are based on the functional classification of the roadway from which access is proposed. For full-access driveways on 31st Avenue NE, which is classified as a Collector, the access spacing should be 330 feet (measured centerline to centerline).

Near the site, there are two existing site access driveways that provide access to the property on the north side of the street. The proposed vehicular access driveway would be located on the south side of the street between those two driveways and more than 330 feet from both (centerline to centerline as shown in Figure 9) and would meet the City's minimum spacing requirements.

Figure 9. Site Access Driveway Spacing



Source: Site Plan from West Lake Consultants, August 17, 2020.; Spacing annotation by Heffron Transportation, Inc., August 17, 2020.

3.4.2. Driveway Sight Distance

The City of Lacey's sight distance standards are outlined in Section 4B.150 of the referenced *Development Guidelines*, and require application of guidelines published in *A Policy on Geometric Design of Highways and Streets* the by the *American Association of State Highway and Transportation Officials (AASHTO)*.¹⁷

Stopping sight distance (SSD) is the length of the roadway ahead that is visible to a driver and should be sufficiently long to enable a driver traveling at or near the design speed to stop the vehicle before reaching a stationary object in its path. The minimum required SSD for vehicles on 31st Avenue NE (a Minor Collector with an assumed design speed of 40 mph) approaching the proposed driveway location was determined to be 305 feet as measured from a driver's eye height of 3.5 feet to an object height of 2 feet. Based on field observations and measurements, 31st Avenue NE is straight and relatively flat (with some vertical undulations) with no sight-line limitations. As shown in Figure 10, adequate SSD exists at the proposed site access driveway.

Intersection sight distance (ISD) allows a driver stopped on a minor intersection (or driveway) to have an adequate view of approaching vehicles to determine an appropriate gap to enter the major street traffic without causing the major-street traffic to slow. ISD is determined based on a driver's eye located 14.5 feet from the edge of the major-road traveled way at a height of 3.5 feet to an object height of 3.5 feet (representing an oncoming vehicle). The minimum recommended ISD for vehicles turning left from a driveway onto 31st Avenue NE was determined to be 445; the minimum recommended ISD for vehicles turning right was determined to be 385 feet.

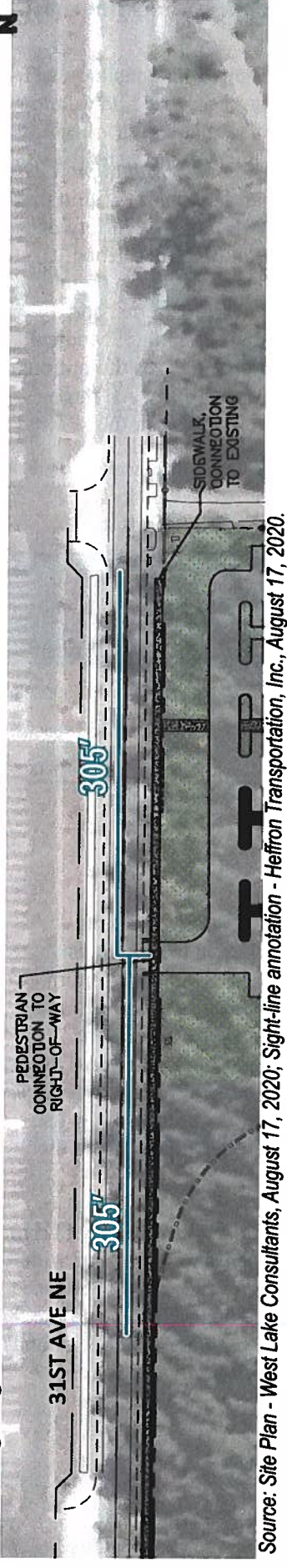
Based on field observations and measurements, adequate ISD can be provided for the proposed access as also shown in Figure 10. However, existing trees and vegetation will need to be cleared to ensure sightlines in both directions. This clearing is expected to occur with the construction of the sidewalk along the 31st Avenue NE site frontage.

The City requires that sight triangles, measured 15 feet from the edge of pavement, remain clear from obstructions to a motor vehicle operator's view between a height of 3 feet and 10 feet above the existing surface of the street. For access driveways on Collectors with a 40-mph design speed, the City requires a clear sight zone that is a minimum of 400-feet long in both directions. Based on the proposed access location, Figure 10 shows the minimum sight triangles to be maintained. The City also outlines sight obstructions that may be excluded from these requirements, which include:

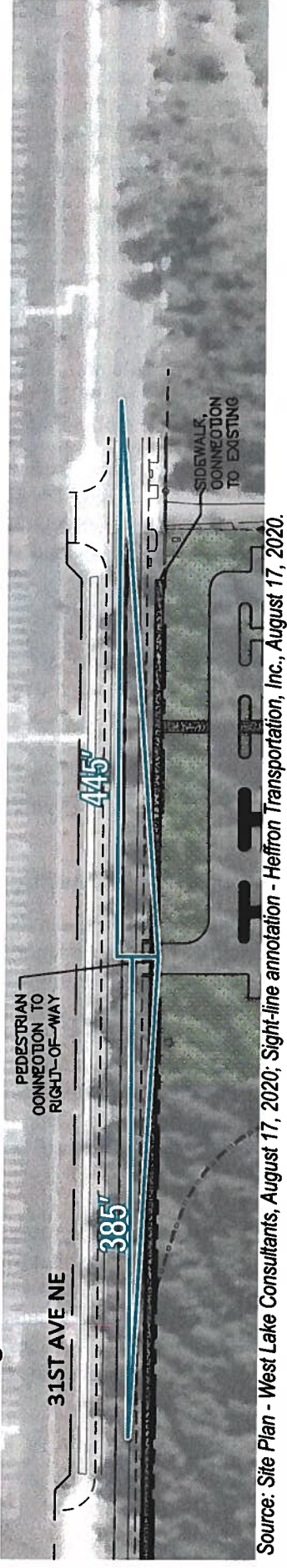
"...fences in conformance with this chapter, utility poles, regulatory signs, trees trimmed from the base to a height of 10 feet above the street, places where the contour of the ground is such that there can be no cross visibility at the intersection, saplings or plant species of open growth habits and not in the form of a hedge which are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view, buildings constructed in conformance with the provisions of appropriate zoning regulations and preexisting buildings."

¹⁷ AASHTO, *A Policy on Geometric Design of Highways and Streets*, 7th Edition, 2018, Tables 9-7 and 9-9.

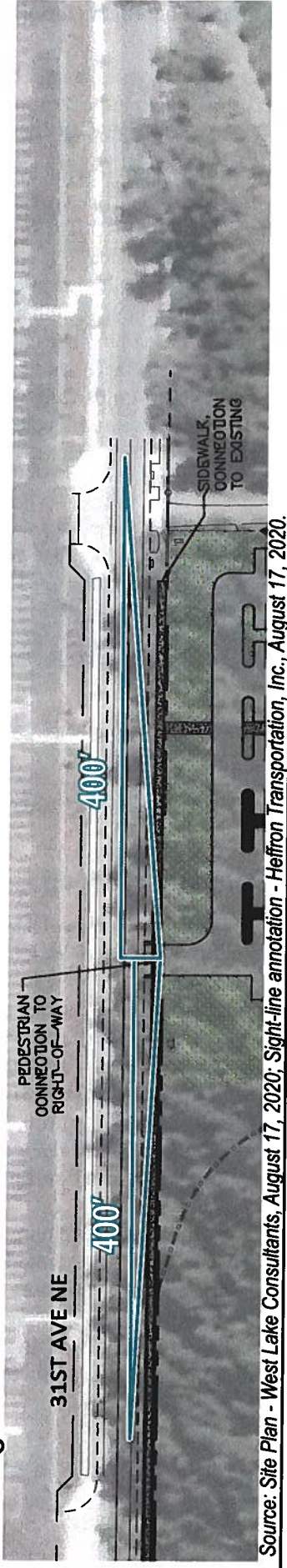
Stopping Sight Distance



Intersection Sight Distance

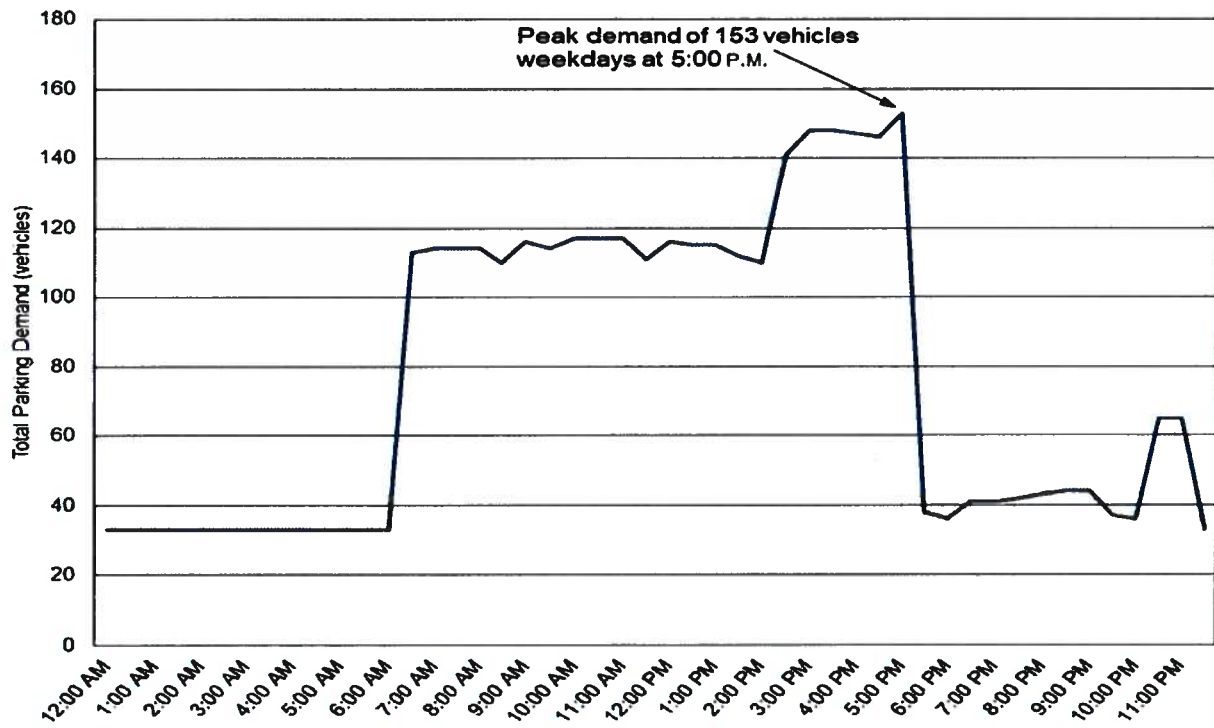


Clear Sight Zone



Using the above assumptions, a parking accumulation model was developed to determine the likely parking demand by time of day. Figure 11 shows the parking demand by time of day with the anticipated peak of 153 vehicles at about 5:00 P.M. when the day shift would overlap the evening shift and there would likely be some inpatient, outpatient, and visitor demand. Parking demand during other times on weekdays and on weekends is expected to be below this level. The proposed parking supply of 156 spaces would accommodate the peak demand.

Figure 11. Estimated Parking Demand Accumulation – Weekdays



Source: Heffron Transportation, Inc., using program details provided by UHS, Inc., August 2020.

3.6. Transit Facilities and Service

The proposed project may result in some new transit trips generated by employees; however, the number of employee trips is likely to be small due to facility's shift requirements and limitations in transit service frequency, proximity, and service area. The *South Sound Travel Study*¹⁹ collected and published household mode-share survey results for the Thurston region in 2013. At that time about 2% of respondents reported using transit. The TRPC also publishes general commute trends, which indicate the *2014 to 2018 average commute modes*²⁰ included about 1.7% by public transportation (including taxis). If the transit share is assumed to double from those levels to 4% of day-shift employees, that would equate to three employees making six transit trips per day (3 in, and 3 out). The transit facilities and service within the vicinity could accommodate these trips and no adverse impacts are anticipated.

3.7. Non-Motorized Transportation Facilities

The roadways within the study area, including 31st Avenue NE (partially complete), Hogum Bay Road NE, Willamette Drive NE, and Marvin Road NE (south of Evelyne Lane NE) have curbs, sidewalks, and bicycle lanes. The proposed project would construct sidewalk along the site frontage (south side) of 31st Avenue NE and would provide a non-motorized connection from 31st Avenue NE to the proposed building as shown in Figure 2. As required by City code, the project would provide 10 or more bicycle parking stalls.

As described in the previous section, some employee transit demand may be generated by the proposed project (by and estimated three employees for a total of six trips per day). In addition, some employees may choose to walk or bicycle to work. The previously referenced TRPC commute trends indicate about 3% walked or bicycled. Those trips are likely to use walkways or bicycle lanes in the vicinity, which would adequately accommodate the added demand. No adverse impacts to non-motorized facilities are anticipated with the project.

¹⁹ Resource Systems Group, Inc., *South Sound Travel Study FINAL Household Survey Report*, February 12, 2014.

²⁰ TRPC website, <https://www.trpc.org/417/General-Commute-Trends>, accessed July 2020.



4. FINDINGS AND MITIGATION

4.1. Findings

The following sections summarize the findings and recommendations of the analysis.

- The proposed project would construct a 104-bed behavioral health hospital with about 76,000 gross square feet (gsf) and between 175 and 200 total employees on the eastern portion of a vacant parcel located at 3000 Marvin Road NE. The project would be constructed in a single phase with occupancy planned in 2022.
- The proposal includes a surface parking lot with 156 spaces that would be accessed from 31st Avenue NE.
- The proposed facility is estimated to generate 815 trips per day with 68 trips (46 in, 22 out) in the morning peak hour and 74 trips (24 in, 50 out) in the PM peak hour. It is expected to have deliveries by two or three 2- to 4-axle trucks per day.
- With the proposed project, Marvin Road NE / Willamette Drive NE / Britton Parkway NE roundabout intersection is forecast to continue operating at LOS F with the project. The project would add some delay to the westbound approach (about 24 seconds); however, project traffic would represent less than 1% of the intersection's total entering PM peak hour volume. The Hogum Bay Road NE / Willamette Drive NE roundabout is forecast to operate at LOS A. The forecast with-project operating conditions of both roundabout intersections are acceptable because they are exempt from the City's LOS standards.
- The stop-controlled Hogum Bay Road NE / 31st Avenue NE intersection is forecast to continue operating at LOS A overall with all movements operating at LOS B or better in 2022 with the project. The site access driveway on 31st Avenue NE is forecast to operate at LOS A overall with all movements at LOS A. These are acceptable levels of service.
- The proposed vehicular access driveway would be located on the south side of the street and more than 330 feet from the access driveways on the opposite side of the street and would meet the City's minimum spacing requirements.
- Adequate stopping sight distance and intersection sight distance would be provided at the access driveway on 31st Avenue NE and City-required clear sight triangles could be provided. Existing trees and vegetation will need to be cleared to ensure sightlines in both directions.
- The proposed parking supply of 156 parking spaces would exceed the optional minimum parking requirements for all three of the City's most similar land-use categories; for one land-use category—Hospital—the proposed supply would exceed the code maximum.
- A parking demand analysis was prepared for the proposal using information provided by the applicant from experience building and operating Behavioral Health Hospitals elsewhere in the country. Based on that analysis, the facility is estimated to generate a peak demand of 153 vehicles in the late afternoon. The proposed parking supply of 156 spaces would accommodate this estimated peak demand.

Based the above findings, the proposed project would not result in significant adverse impacts to traffic operations or parking and would not require any off-site transportation improvements or mitigation. The project would be subject to traffic impact fees collected from new development by the City of Lacey.



4.2. Mitigation

The following describes the transportation mitigation measures incorporated into the proposed project and/or anticipated.

4.2.1. Site Access and Frongtage Improvements

The proposed project would construct sidewalk along the site frontage (south side) of 31st Avenue NE and would provide a non-motorized connection from 31st Avenue NE to the proposed building.

4.2.2. City of Lacey Transportation Mitigation Fees

Per LMC Section 14.21.010.O, the City of Lacey collects Transportation Mitigation Fees from new development “...for the purpose of providing that portion of the funding for identified transportation improvement projects which is reasonable and necessary to mitigate the cumulative impacts of growth and development upon such identified transportation improvement projects.” The 2019/2020 *Transportation Improvement Mitigation List*²¹ provide the adopted fee rates, in terms of cost per trip added for 21 transportation projects within the City. City staff indicated that the total transportation mitigation fee for impacted projects is estimated at about \$85,000. Fees are typically calculated by the City and collected according to rates in place at the time of building permit issuance.

²¹ City of Lacey, July 7, 2020, adopted July 2020.



APPENDIX A

Traffic Analysis Scoping Documents & Traffic Count Data Sheets



TECHNICAL MEMORANDUM

Project: Olympia Behavioral Health Hospital (Planning Project #19-92)

Subject: Updated Transportation Analysis Scoping

Date: June 10, 2020

Author: Tod S. McBryan, P.E. – Principal 

This memorandum presents a summary of the trip generation estimates and the PM peak hour trip distribution and assignment for the proposed Behavioral Health Hospital in Lacey, Washington. This analysis was prepared according to guidelines presented in *Section 4B.035 – Traffic Impact Analyses* of the City of Lacey's (City) *Development Guide*¹ and is intended for use in confirmation of the traffic analysis scope and study area required by the City. This updated version accounts for new near-site background traffic information provided by the City of Lacey.

Heffron Transportation, Inc. is a professional traffic and transportation engineering consulting firm located and registered in the State of Washington. The analysis and documentation were prepared by:

Tod S. McBryan, P.E., Principal & Vice President
Heffron Transportation, Inc.
6544 NE 61st Street
Seattle, WA 98115

Phone: (206) 527-8410
Fax: (206) 527-3108
Email: tod@hefftrans.com

Mr. McBryan is a Principal Transportation Engineer and Professional Civil Engineer licensed in the State of Washington with over 28 years of experience preparing traffic impact analyses. He is also a member of the Institute of Transportation Engineers (ITE) and the Transportation Research Board (TRB).

The project applicant's authorized representative contact information is provided below:

Olympia Behavioral Health LLC

Dianna Cassey, NCARB | Sr Regional Project Manager, Phone: (610) 382-4792

Design & Construction (Western Region)

Email: Dianna.cassey@uhsinc.com

Universal Health Services, Inc. | UHS of Delaware, Inc.,

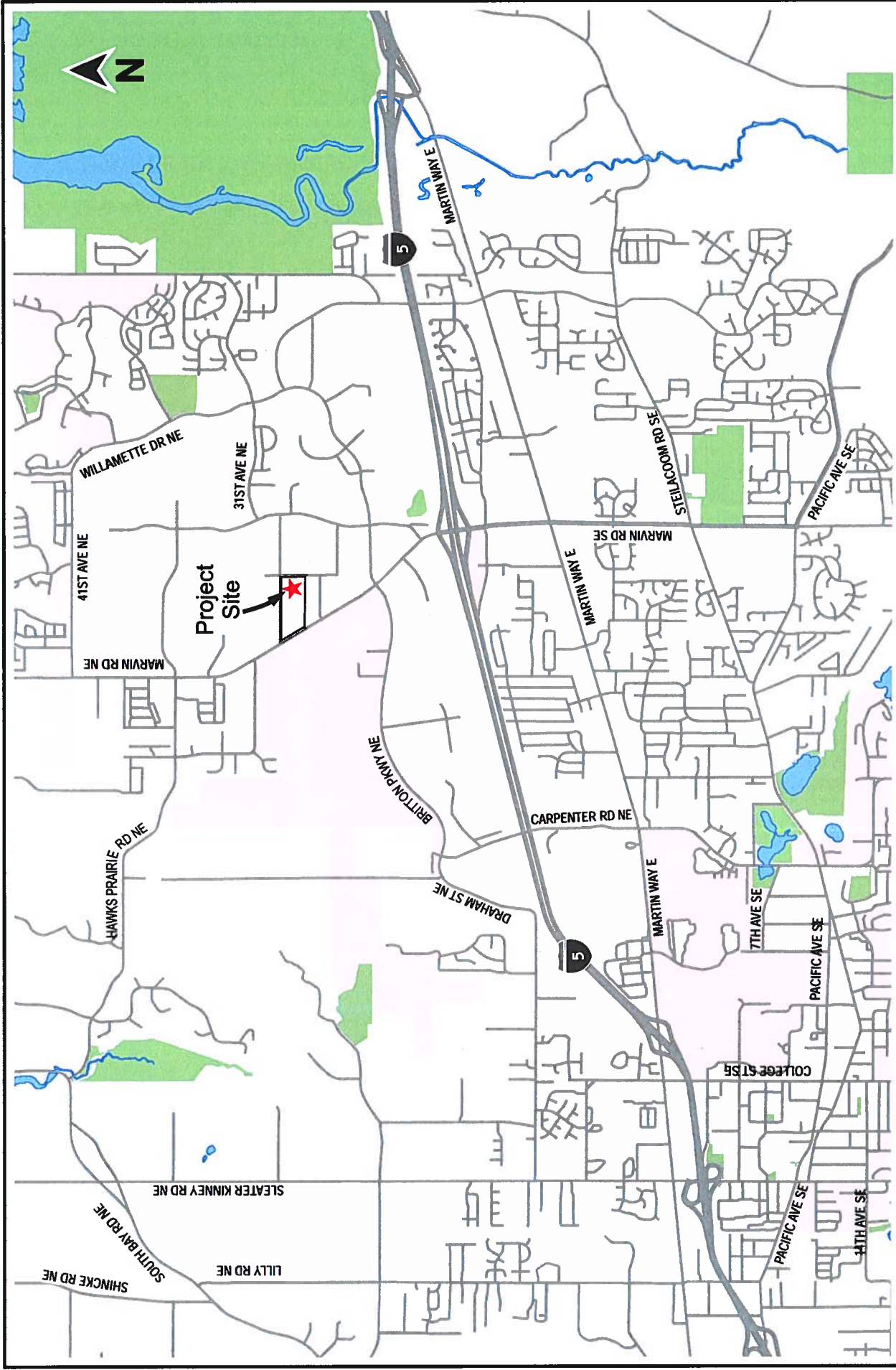
367 South Gulph Road,

King of Prussia, PA 19406

1. Project Description

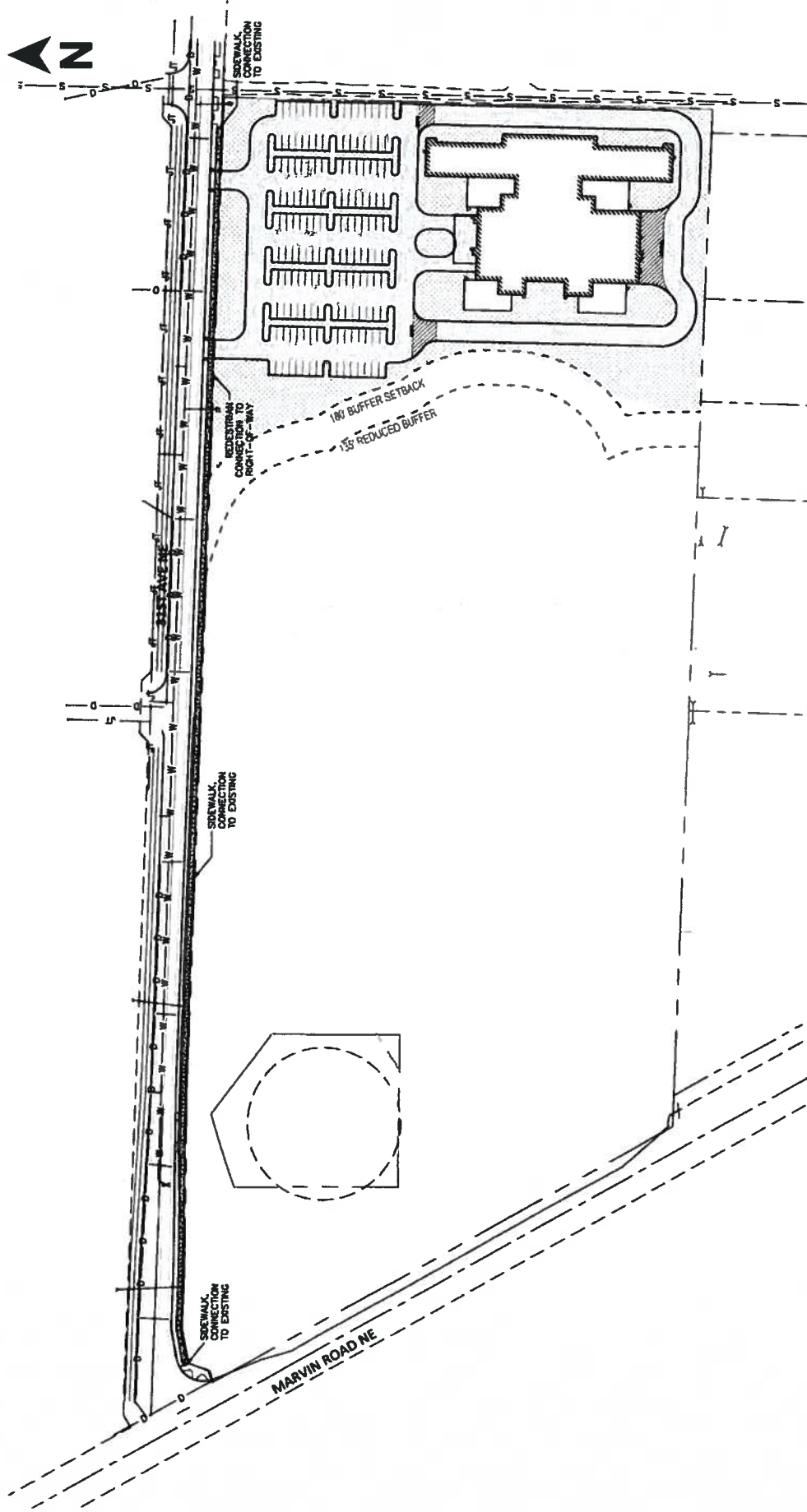
The proposed project would construct a 104-bed behavioral health hospital with about 76,000 gross square feet (gsf) and between 175 and 200 total employees. The facility would operate 24-hours per day, 7-days per week with employees working three shifts. The project would be built on the eastern portion of a vacant 20.75-acre industrial-zoned parcel (#11802310200) at 3000 Marvin Road NE. The proposal includes a surface parking lot with up to 160 spaces that would be accessed from two driveways on 31st Avenue NE. The project would be constructed in a single phase with occupancy planned in 2022. Figure 1 shows the site location; Figure 2 shows the proposed site plan.

¹ City of Lacey, 2017.



Olympia Behavioral Health Hospital Transportation Analysis Scoping

Figure 1
Site Location and Vicinity Map



Source: Westlake Consultants, Sheet P300, April 2020.

2. Trip Generation

The City requires that trip generation estimates for all projects be developed using average rates published by the Institute of Transportation Engineers (ITE) in its most current edition the *Trip Generation Manual*.² There is no ITE category that reflects the planned operation of the behavioral health hospital. The closest match is Land Use 610 – Hospital. The proposed facility would operate seven-days per week with three shifts, as is typically used in health care environments. However, unlike a traditional hospital, patient visitation will be limited to about three days per week (including one weekend day).

After review of the three possible independent variables that could be applied, guidance published by ITE in its Trip Generation Manual on selecting independent variables, and expected staffing and shift information provided by the applicant, rates based on gross floor area were selected. These rates are based on the largest number of studies and have a cluster of data near the size of the proposed project. Table 1 presents the published ITE daily, AM peak hour, and PM peak hour trip generation rates and the resulting trips estimates for the proposed project.

Table 1. Vehicle Trip Estimates – Proposed Behavioral Health Hospital

Land Use	Size (gross floor area)	Daily Trips	Morning Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Hospital (LU 610) Trip Rates ¹		10.72 trips / 1,000 sfqfa	0.89 trips / 1,000 sfqfa (32% in, 68% out)			0.97 trips / 1,000 sfqfa (32% in, 68% out)		
Totals	76,000 sfqfa	815	46	22	68	24	50	74

Source: Heffron Transportation Inc., May 2020.

1. ITE, *Trip Generation Manual*, LU 610, 10th Edition, September 2017.

The resulting trip estimates are consistent with traffic patterns that would be expected based on the staffing, shift details, and operational expectations provided by the applicant. The facility's proposed staffing (175 to 200 employees) would include physicians, nurses, therapists, technicians, administrative support staff, food service staff, janitorial staff, security staff, and drivers. Weekday staffing is expected to consist of 40 to 50 administrative and support staff, plus 25 to 30 clinical (direct-care) staff. Evening (swing) and night (NOC) shifts are each expected to have 25 to 30 clinical staff each. Admissions and discharges are estimated at about 10 to 15 per day. The PM peak hour trip estimates in Table 1, with 24 trips in and 50 trips out, align with these staffing projections in which the first shift would leave the site during the afternoon and the second shift would arrive, with portions of that overlapping during the peak one-hour period. In contrast, the published rates based on number of beds were derived from only seven studies, with only one data point near the proposed number for this site. Trip estimates based on number of employees were also reviewed and determined to be unreasonable; the employee rates resulted in trips that appeared to be too low given the same staffing and operational parameters. Therefore, the estimates presented above, based on building floor area, are the best and most reasonable for the proposal. These will be the basis for all subsequent traffic impact analyses for the SEPA and permitting review.

² ITE, 10th Edition, 2017.

3. Trip Distribution and Assignment

Project trip distribution patterns for the PM peak hour were developed using a combination of a site-specific model run³ performed by Thurston Regional Planning Council (TRPC) (plot is included as Attachment A) and local area traffic volume and pipeline traffic data provided by the City of Lacey.⁴ Since the project site can be accessed from either the west using Marvin Road NE or the east using Hogum Bay Road NE, anticipated traffic volumes and congestion levels were considered in the assignment of near-site access routes. Based on traffic forecasts and operational analysis provided by the City, high levels of PM peak hour delay and congestion are expected at the Marvin Road NE / 31st Avenue NE intersection. Therefore, most site-generated PM peak hour trips are expected to approach and depart the site to and from the east using Hogum Bay Road NE. The PM peak hour project trips were assigned to the roadway network using the adjusted distribution patterns. Figure 3 shows the trip distribution percentages and the resulting PM peak hour trip assignments.

Based on the trip assignments, the proposed project is expected to generate 20 or more PM peak hour trips at the site access driveways on 31st Avenue NE plus the following nine off-site intersections.

Signalized Intersections

- I-5 Northbound Ramps/ Marvin Road NE
- I-5 Southbound Ramps/ Marvin Road NE

Roundabout Controlled Intersections

- Hogum Bay Rd NE / Willamette Dr NE
- Marvin Road NE / Britton Parkway NE / Willamette Drive NE
- Marvin Road NE / Main Street NE

Two-Way-Stop Controlled Intersections

- Hogum Bay Rd NE / 31st Avenue NE
- Hogum Bay Rd NE / 30th Avenue NE
- Hogum Bay Rd NE / 28th Court NE
- Marvin Road NE / Hogum Bay Road NE

As shown, the project would add new trips to Thurston-County-controlled intersections, but none are expected to be impacted by 20 or more trips. As noted above, two intersections controlled by the Washington State Department of Transportation (WSDOT) are expected to experience increases of 20 or more trips—the Marvin Road intersections with the I-5 Northbound and Southbound Ramps.

4. Traffic Analysis Scope

The traffic impact analysis for the proposed behavioral health hospital will evaluate intersections identified for analysis by City staff. The analysis would be performed for the PM peak hour and all future-year analyses would be conducted for year 2022—the expected year of occupancy for the project. Traffic forecasts at study-area intersections would be derived using a 4% compound growth rate; traffic from approved pipeline development (to be provided by the City) would be added, as appropriate. The analysis would also include an evaluation of expected peak parking demand and proposed supply.

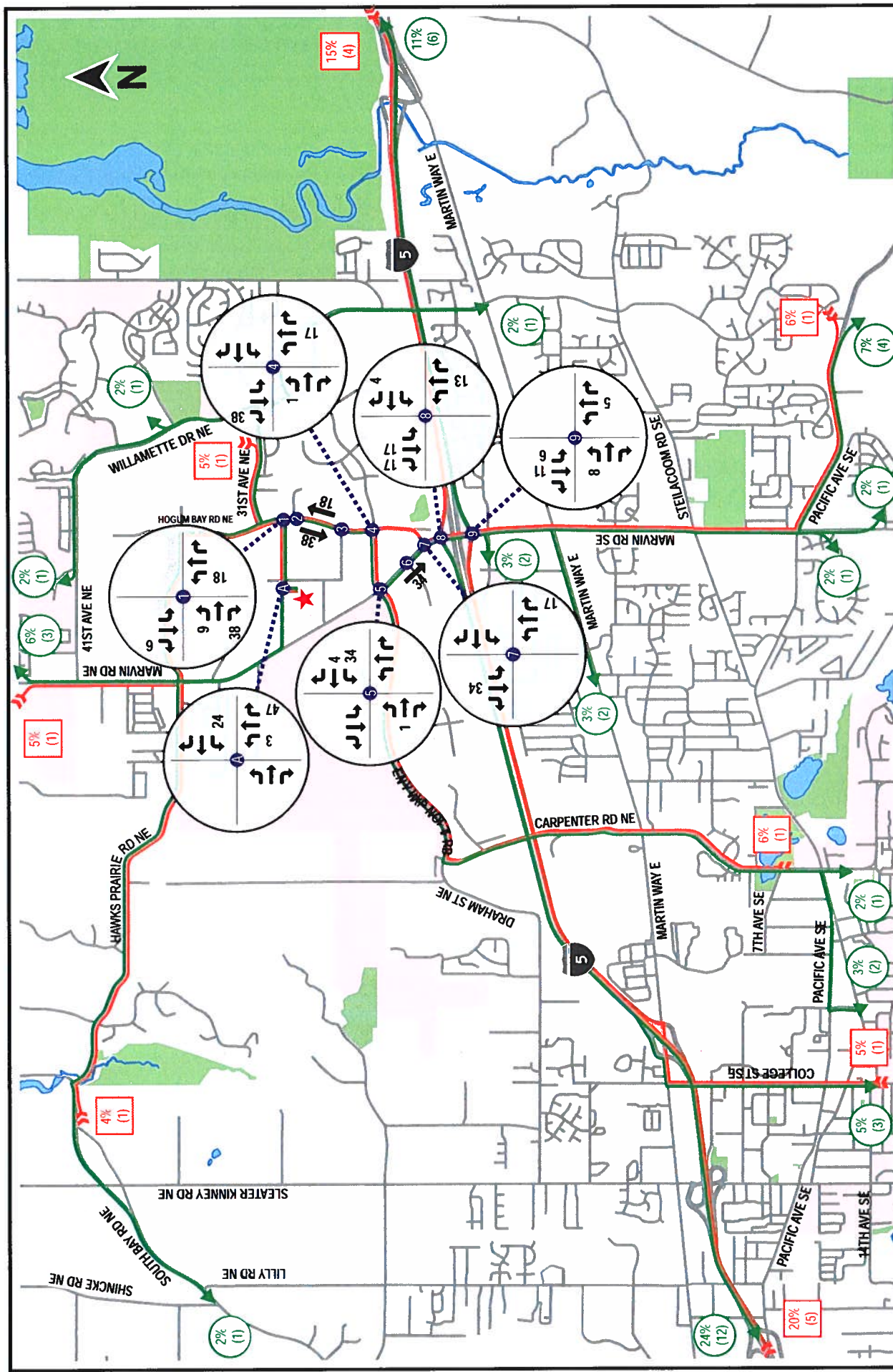
Attachment: TRPC Travel Demand Model Run – Zone 577 Distribution Patterns

TSM/tsm

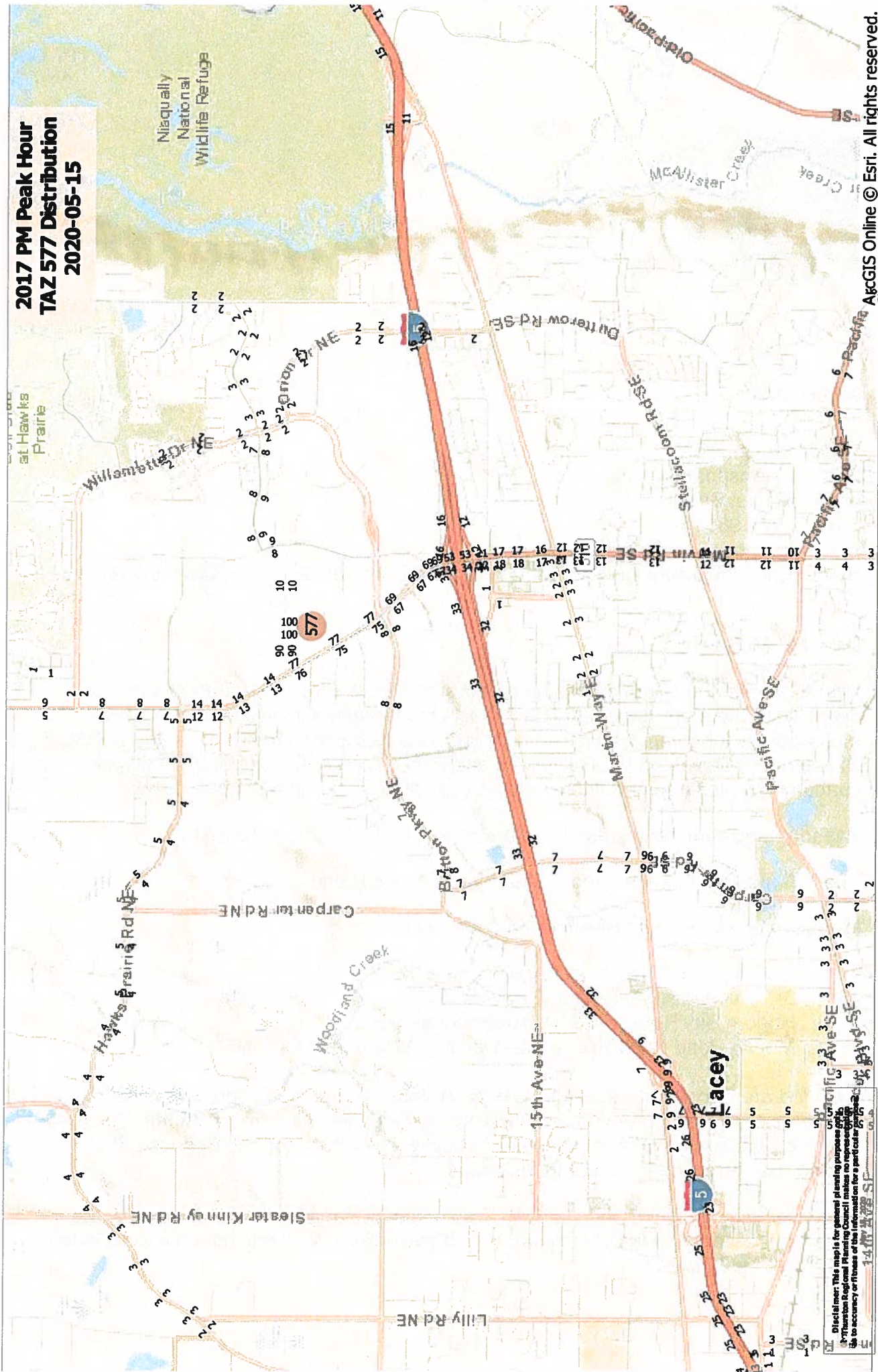
USH Olympia BHH Updated Transportation Scoping-FINAL

³ TRPC traffic model run was completed from Zone 577 with a connector link loading onto 31st Avenue NE on the 2017 PM peak hour network.

⁴ Traffic counts and pipeline traffic volumes, City of Lacey, via email communication, June 1, 2020.



**2017 PM Peak Hour
TAZ 577 Distribution
2020-05-15**



Disclaimer: This map is for general planning purposes only. It is not intended to be used for any specific project. The information on this map is for informational purposes only and is not intended to be used for any specific project. The information on this map is for informational purposes only and is not intended to be used for any specific project.



CITY COUNCIL
ANDY RYDER
Mayor
CYNTHIA PRATT
Deputy Mayor

CAROLYN COX
ED KUNKEL
LENNY GREENSTEIN
MALCOLM MILLER
MICHAEL STEADMAN

CITY MANAGER
SCOTT SPENCE

July 8, 2020

Tod McBryan, PE
Heffron Transportation, Inc.
6544 NE 61st Street
Seattle, WA 98115

SUBJECT: Olympia Behavioral Health 19-92, Traffic Scoping Report Approval

Dear Mr. McBryan,

I have reviewed the Traffic Scoping report submitted for this project and have determined there are transportation impacts that require a Traffic Impact Analysis. The methodology for completing a Traffic Impact Analysis is identified in Chapter 4 of the City of Lacey Development Guidelines and Public Works Standards, and mitigation and concurrency measures are identified in Lacey Municipal Code Chapter 14.21.

The following comments need to be addressed in the Traffic Impact Analysis:

The TIA must be stamped and signed by a licensed traffic engineer.

Please analyze these intersections in your report:

1. 31st Avenue NE & Project Access
2. 31st Avenue NE & Hogum Bay Road NE
3. Hogum Bay Road NE & Willamette Drive NE
4. Marvin Road NE & Britton Parkway NE/Willamette Drive NE

Included are the pipeline trips for the intersections. The printed intersection volume diagrams depict the approved cumulative pipeline projects the intersections. Due to the ongoing pandemic, traffic volumes are currently lower than normal. Because of this, please use the included recent traffic counts.

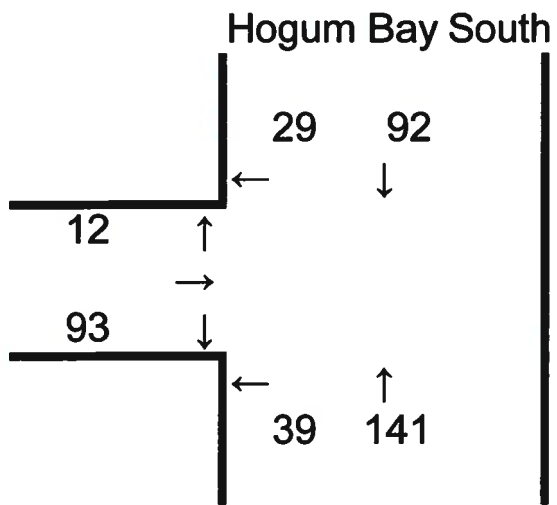
Please provide 5 signed and stamped Traffic Impact Analysis for distribution for the review necessary to evaluate this project. If you have any questions, do not hesitate to call me at (360) 438-2640.

Sincerely,

A handwritten signature in cursive script that reads "Christopher Stolberg".

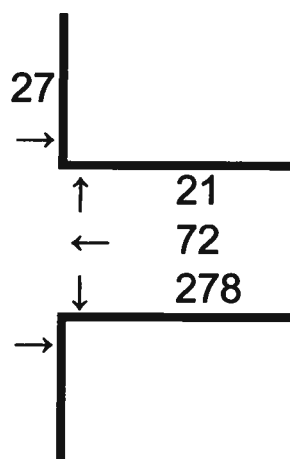
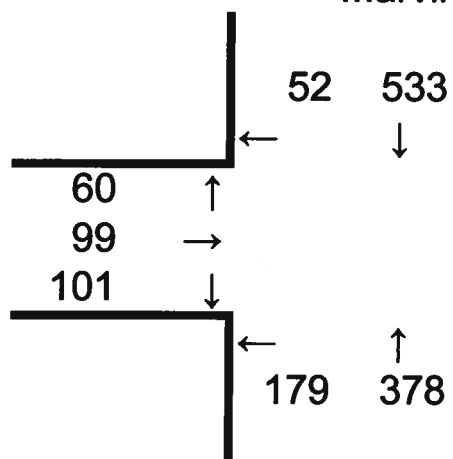
Christopher Stolberg, EIT
Transportation Engineer

CC: Michele Capestany, Traffic Mitigation Coordinator
Tom Stiles, Development Review Manager
Sarah Schelling, Senior Planner
File

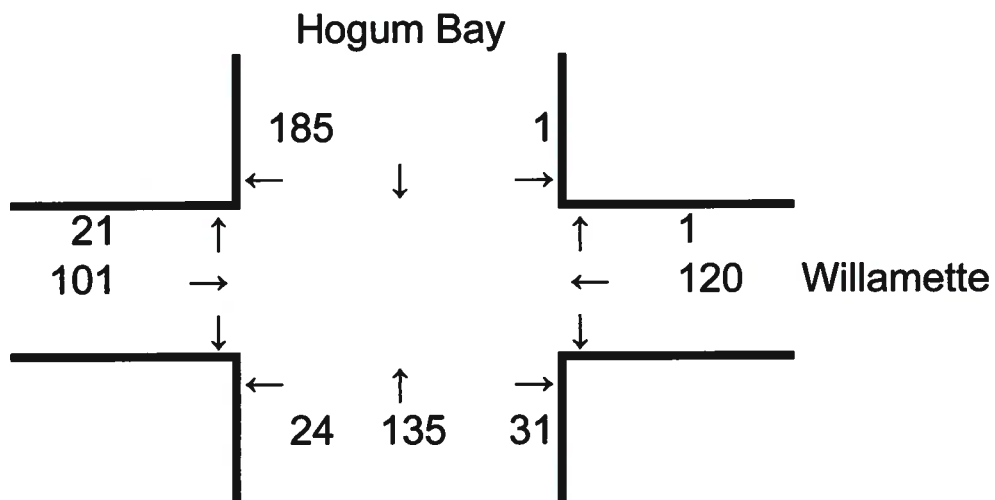


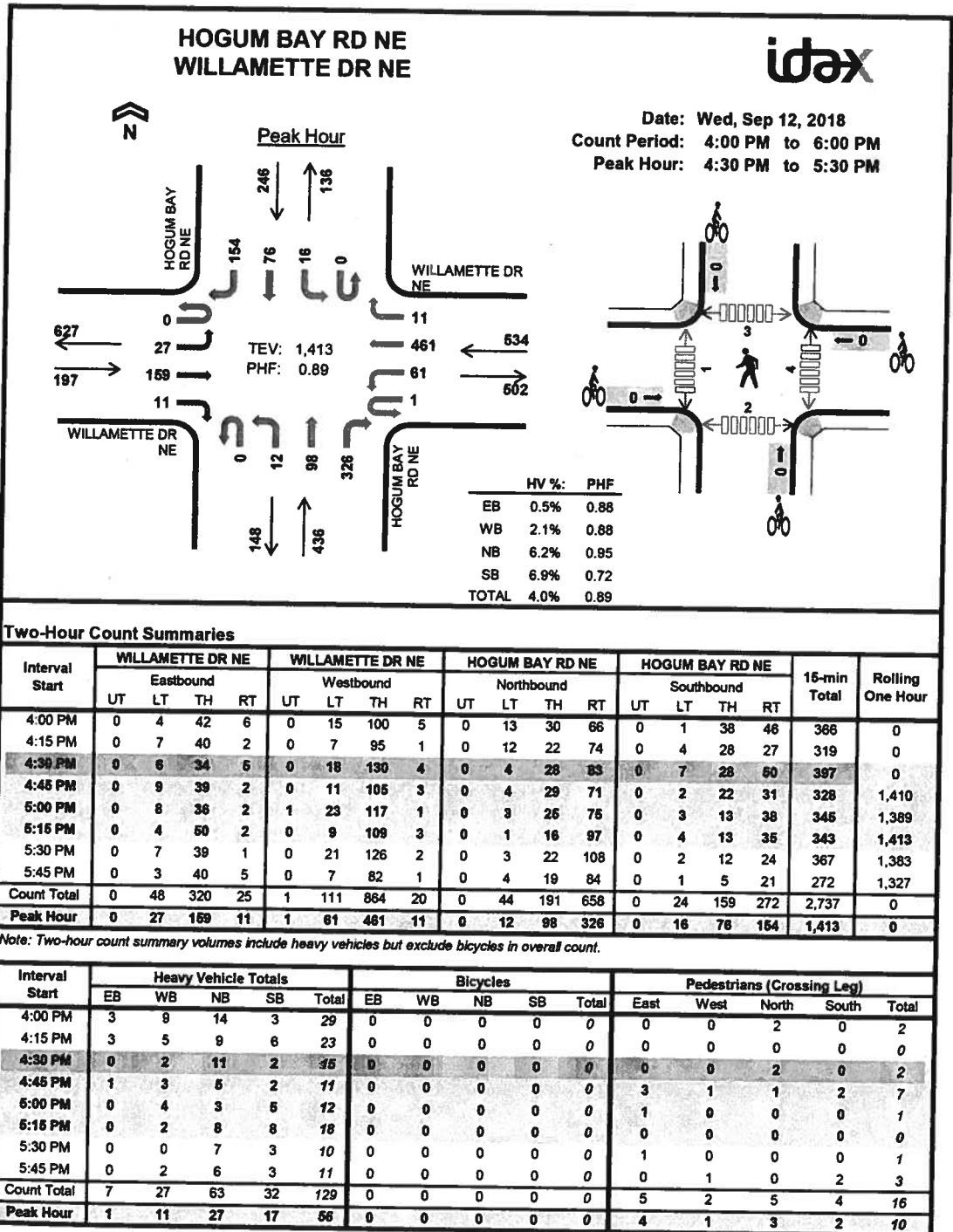
31st Ave NE

Marvin



Britton/Willamette







City of Lacey

Transportation Engineering

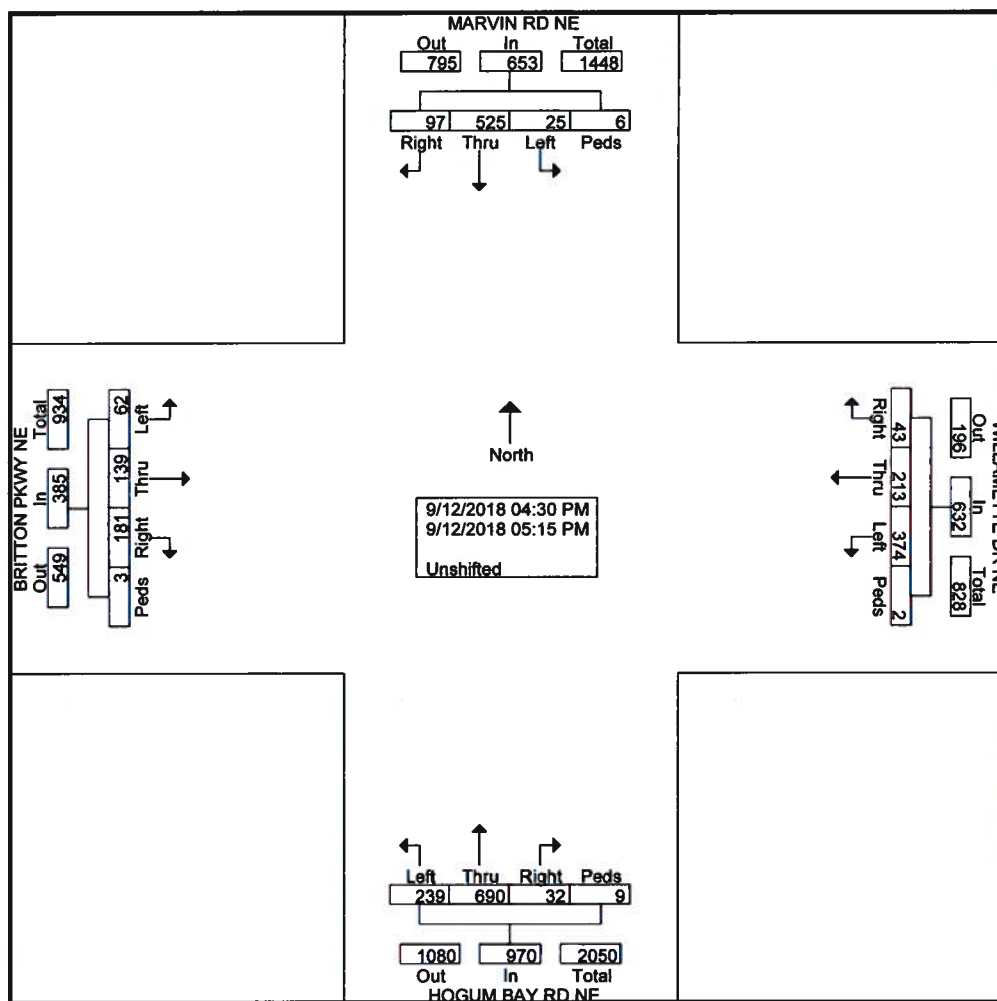
Turning Movement Report

Counter:
Counted by: MS (IDAX)
Weather:

File Name : Marvin and Britton 2018 PM
Site Code : 130
Start Date : 9/12/2018
Page No : 1

Groups Printed- Unshifted

	MARVIN RD NE From North						WILLAMETTE DR NE From East						HOGUM BAY RD NE From South						BRITTON PKWY NE From West						
Start Time	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Int. Total
04:30 PM	31	164	2	0	0	197	14	54	106	0	0	174	9	164	52	4	0	229	54	33	18	0	0	105	705
04:45 PM	18	128	9	2	1	158	7	43	98	0	0	148	9	189	62	1	1	262	45	32	14	0	3	94	662
Total	49	292	11	2	1	355	21	97	204	0	0	322	18	353	114	5	1	491	99	65	32	0	3	199	1367
05:00 PM	24	116	7	0	2	149	11	61	91	0	2	165	5	163	68	1	0	237	38	33	16	0	0	87	638
05:15 PM	24	117	7	1	0	149	11	55	79	0	0	145	9	174	57	2	0	242	44	41	14	0	0	99	635
Grand Total	97	525	25	3	3	653	43	213	374	0	2	632	32	690	239	8	1	970	181	139	62	0	3	385	2640
Approch %	14.9	80.4	3.8	0.5	0.5		6.8	33.7	59.2	0	0.3		3.3	71.1	24.8	0.8	0.1		47	38.1	18.1	0	0.8		
Total %	3.7	19.9	0.9	0.1	0.1	24.7	1.6	8.1	14.2	0	0.1	23.9	1.2	28.1	9.1	0.3	0	36.7	6.9	5.3	2.3	0	0.1	14.6	





City of Lacey

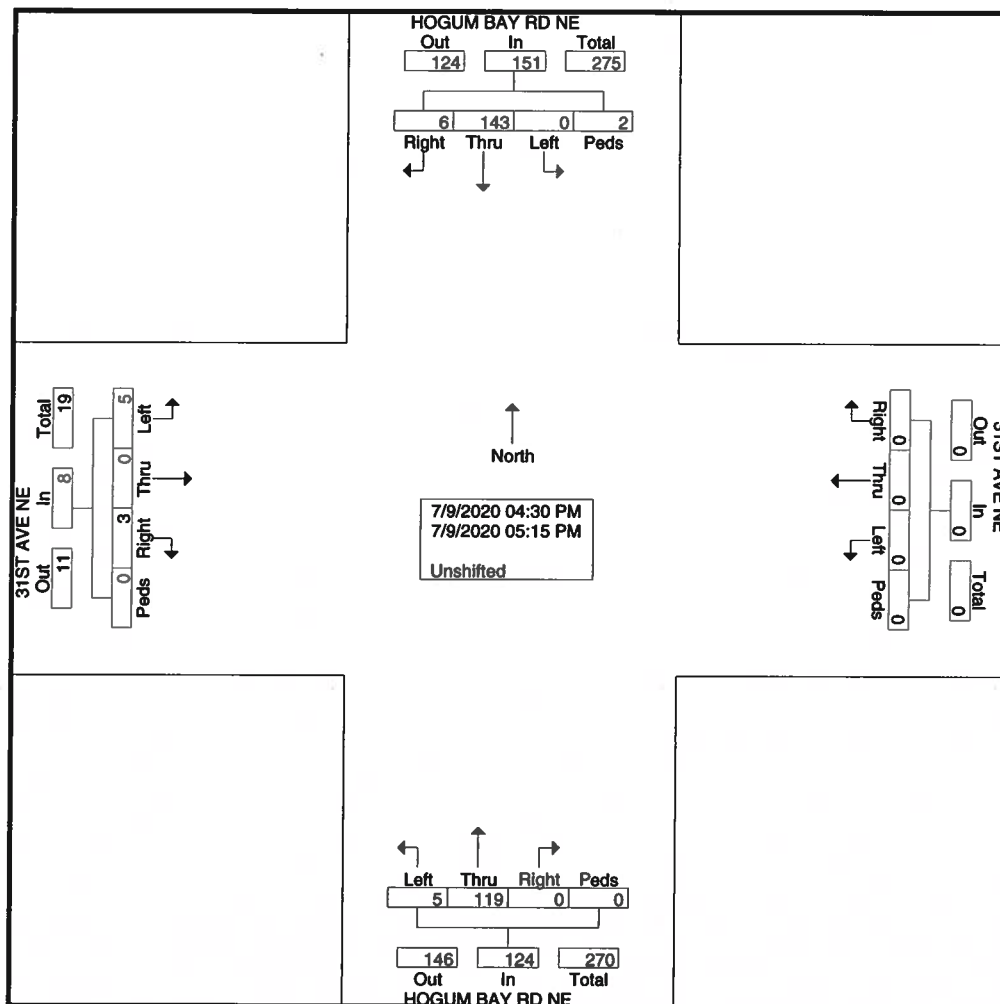
Transportation Engineering
Turning Movement Report

Counter: T-1642
Counted By: BB
Weather: Clear

File Name : Hogum Bay and 31st_South
Site Code : 735
Start Date : 7/9/2020
Page No : 1

Groups Printed- Unshifted

	HOGUM BAY RD NE From North				31ST AVE NE From East				HOGUM BAY RD NE From South				31ST AVE NE From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
04:30 PM	0	42	0	0	0	0	0	0	0	23	3	0	1	0	0	0	69
04:45 PM	1	24	0	0	0	0	0	0	0	44	0	0	1	0	2	0	72
Total	1	66	0	0	0	0	0	0	0	67	3	0	2	0	2	0	141
05:00 PM	2	45	0	1	0	0	0	0	0	30	2	0	1	0	2	0	83
05:15 PM	3	32	0	1	0	0	0	0	0	22	0	0	0	0	1	0	59
Grand Total	6	143	0	2	0	0	0	0	0	119	5	0	3	0	5	0	283
Apprch %	4	94.7	0	1.3	0	0	0	0	0	96	4	0	37.5	0	62.5	0	
Total %	2.1	50.5	0	0.7	0	0	0	0	0	42	1.8	0	1.1	0	1.8	0	



APPENDIX B

Level of Service Definitions



Unsignalized Intersections

For unsignalized intersections, level of service is based on the average delay per vehicle for each turning movement. The level of service for all-way stop or roundabout-controlled intersections is based upon the average delay for all vehicles that travel through the intersection. The level of service for a one- or two-way, stop-controlled intersection, delay is related to the availability of gaps in the main street's traffic flow, and the ability of a driver to enter or pass through those gaps. Table B-1 shows the level of service criteria for unsignalized intersections from the *Highway Capacity Manual, Sixth Edition*.

Table B-1. Level of Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay per Vehicle
A	0 – 10 seconds
B	> 10 – 15 seconds
C	> 15 – 25 seconds
D	> 25 – 35 seconds
E	> 35 – 50 seconds
F	> 50 seconds

Source: Transportation Research Board, *Highway Capacity Manual*, Exhibit 20.2, 2016.



APPENDIX C

Level of Service Calculations



USER REPORT FOR SITE

All Movement Classes

 Project: BHH Lacey

Template: Default Site User
Report

 Site: [Marvin Rd - Britton Pkwy - Existing (Site Folder: General)]

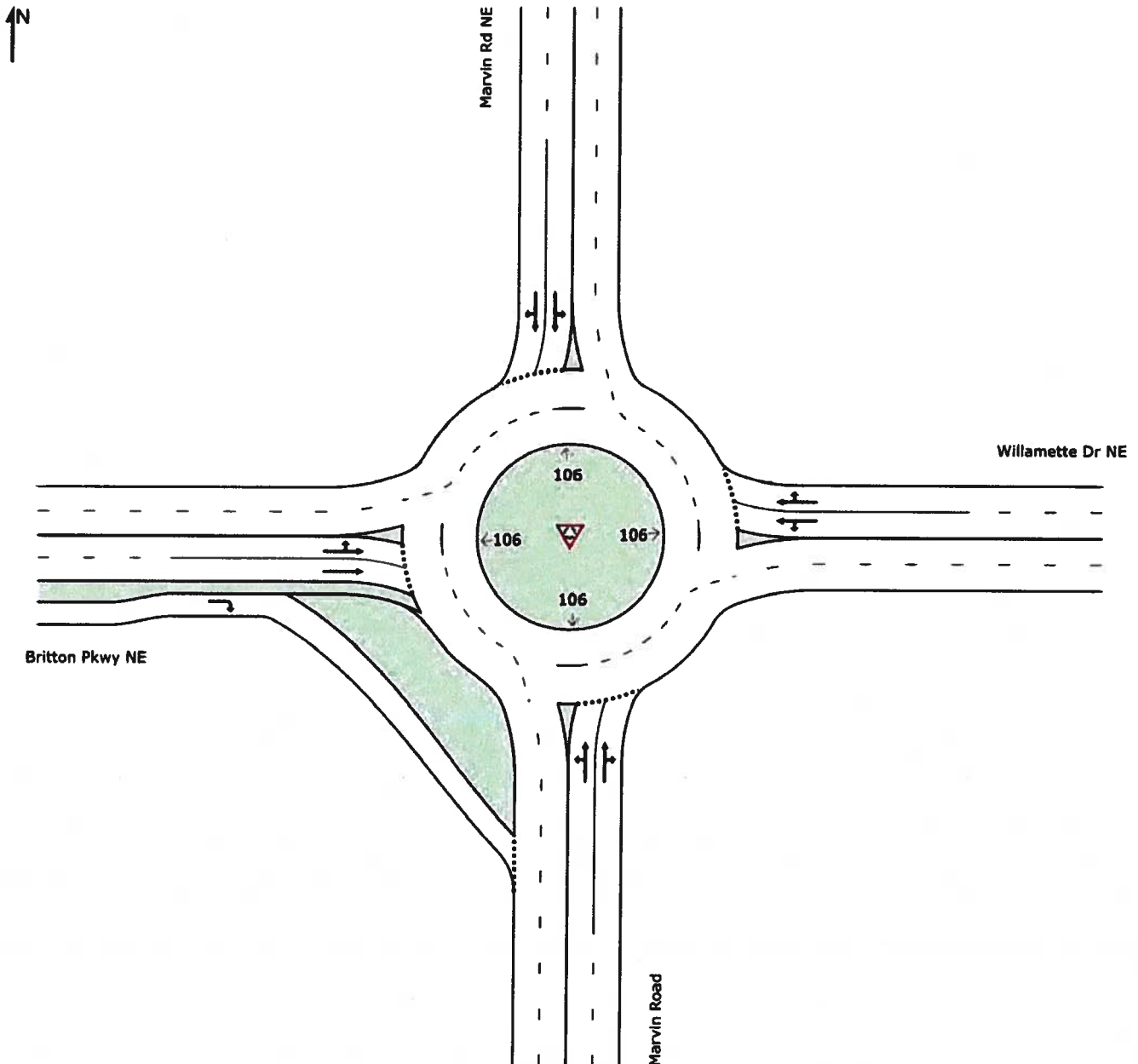
Marvin Road / Britton Pkwy / Willamette Dr NE

Site Category: (None)

Roundabout

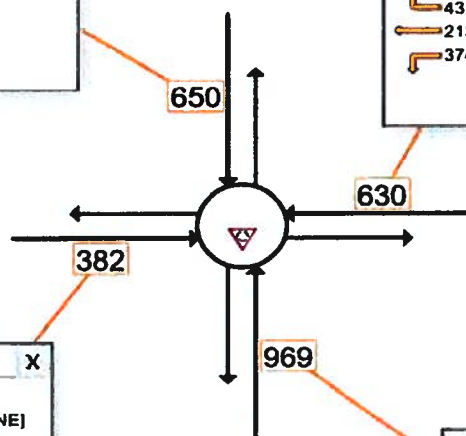
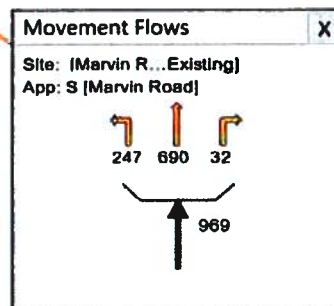
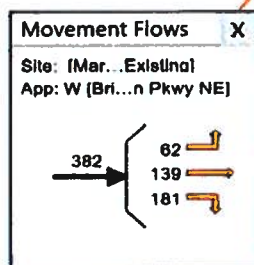
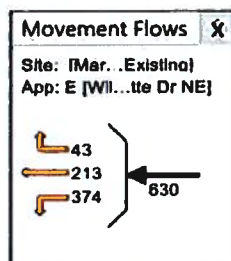
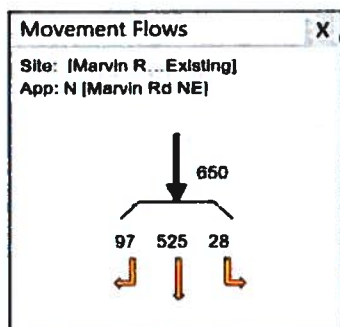
Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Use the button below to open or close all popup boxes. Click value labels to open selected ones.
Click and drag popup boxes to move to preferred positions.

Close All Popups



Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total	HV]	[Total	HV]				[Veh.	Dist]				
		veh/h	%	veh/h	%				veh	ft				mph
South: Marvin Road														
3	L2	247	2.0	274	2.0	0.455	8.1	LOSA	2.4	60.2	0.44	0.52	0.44	29.3

8	T1	690	2.0	767	2.0	0.455	2.5	LOS A	2.4	61.0	0.44	0.37	0.44	29.5
18	R2	32	2.0	36	2.0	0.455	3.1	LOS A	2.4	61.0	0.43	0.31	0.43	28.8
Approach		969	2.0	1077	2.0	0.455	4.0	LOS A	2.4	61.0	0.44	0.41	0.44	29.4
East: Willamette Dr NE														
1	L2	374	2.0	416	2.0	0.453	13.0	LOS B	2.4	59.7	0.68	0.90	0.78	33.6
6	T1	213	2.0	237	2.0	0.391	7.5	LOS A	1.8	45.0	0.67	0.74	0.74	35.9
16	R2	43	2.0	48	2.0	0.391	7.6	LOS A	1.8	45.0	0.67	0.74	0.74	34.6
Approach		630	2.0	700	2.0	0.453	10.8	LOS B	2.4	59.7	0.68	0.84	0.76	34.4
North: Marvin Rd NE														
7	L2	28	2.0	31	2.0	0.507	14.8	LOS B	2.9	74.0	0.74	0.89	0.88	35.5
4	T1	525	2.0	583	2.0	0.507	8.8	LOS A	3.0	75.4	0.74	0.88	0.88	35.4
14	R2	97	2.0	108	2.0	0.507	8.6	LOS A	3.0	75.4	0.74	0.86	0.88	34.3
Approach		650	2.0	722	2.0	0.507	9.0	LOS A	3.0	75.4	0.74	0.88	0.88	35.2
West: Britton Pkwy NE														
5	L2	62	2.0	69	2.0	0.124	13.3	LOS B	0.6	15.4	0.68	0.81	0.68	34.2
2	T1	139	2.0	154	2.0	0.124	6.5	LOS A	0.7	17.5	0.68	0.63	0.68	35.5
12	R2	181	2.0	201	2.0	0.188	6.3	LOS A	1.1	26.8	0.69	0.72	0.69	35.2
Approach		382	2.0	424	2.0	0.188	7.5	LOS A	1.1	26.8	0.68	0.70	0.68	35.1
All Vehicles		2631	2.0	2923	2.0	0.507	7.3	LOS A	3.0	75.4	0.60	0.67	0.66	32.6

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

Intersection and Approach LOS values are based on average delay for all movements (v/c not used).

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: HCM Queue Formula.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

 Site: [Hogum Way Blvd / Willamette Dr NE - Existing (Site Folder: General)]

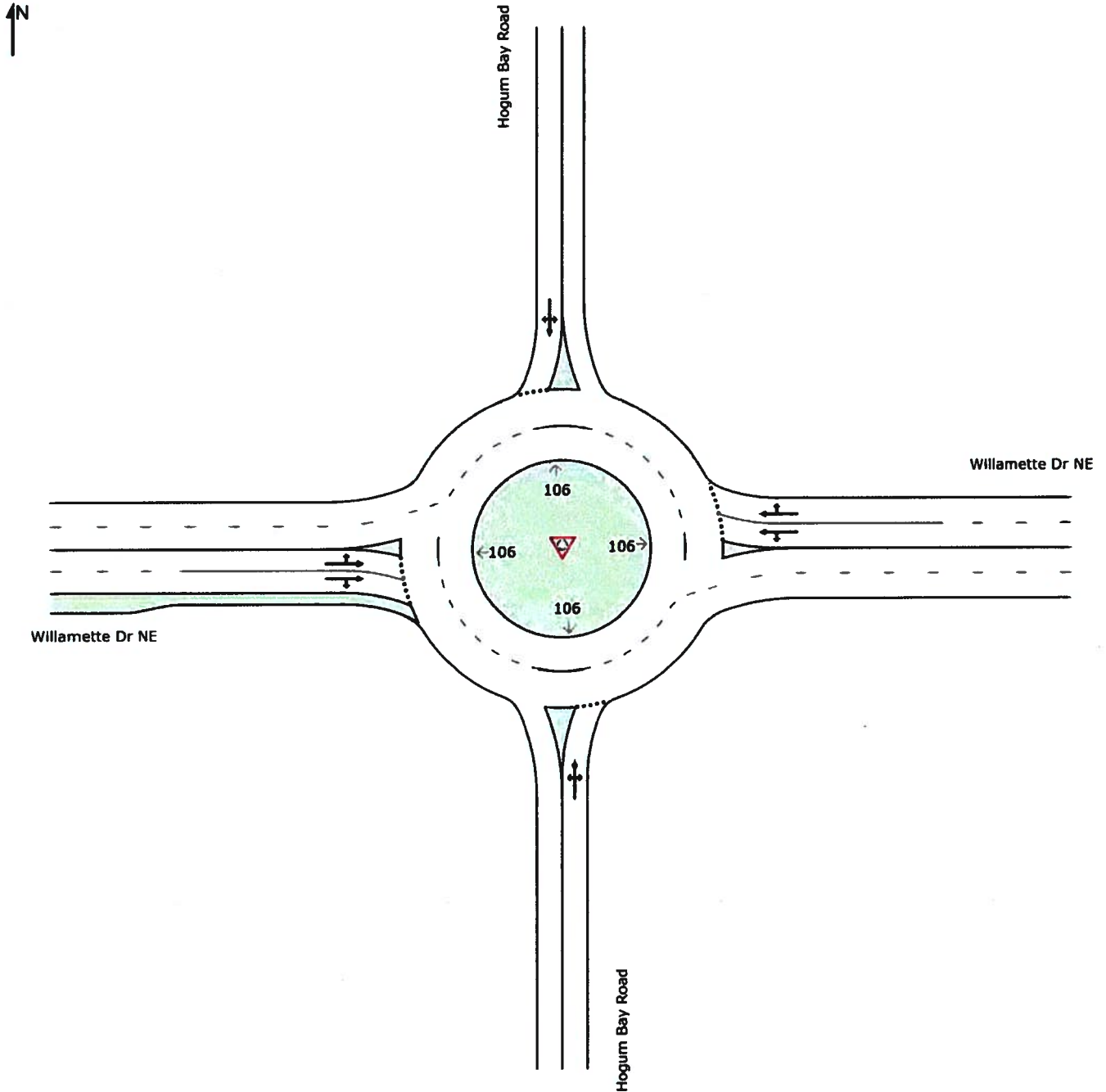
Hogum Way Blvd / Willamette Dr NE

Site Category: (None)

Roundabout

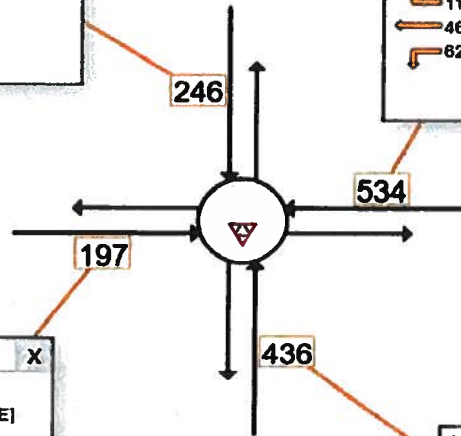
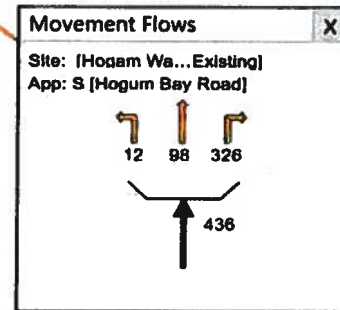
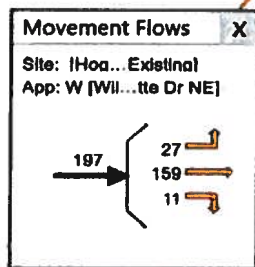
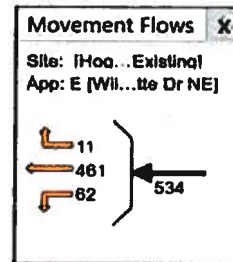
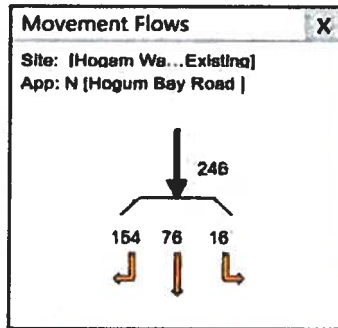
Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Use the button below to open or close all popup boxes. Click value labels to open selected ones.
Click and drag popup boxes to move to preferred positions.

Close All Popups



Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total	HV]	[Total	HV]				[Veh.	Dist]				
		veh/h	%	veh/h	%				veh	ft				
South: Hogum Bay Road														
3	L2	12	6.0	13	6.0	0.478	8.3	LOS A	2.4	62.2	0.43	0.45	0.43	30.2
8	T1	98	6.0	110	6.0	0.478	2.9	LOS A	2.4	62.2	0.43	0.45	0.43	29.9
18	R2	326	6.0	366	6.0	0.478	3.2	LOS A	2.4	62.2	0.43	0.45	0.43	28.8
Approach		436	6.0	490	6.0	0.478	3.3	LOS A	2.4	62.2	0.43	0.45	0.43	29.1

East: Willamette Dr NE														
1	L2	62	2.0	70	2.0	0.238	10.5	LOS B	1.0	26.4	0.29	0.50	0.29	36.8
6	T1	461	2.0	518	2.0	0.238	4.5	LOS A	1.0	26.6	0.28	0.45	0.28	37.0
16	R2	11	2.0	12	2.0	0.238	4.5	LOS A	1.0	26.6	0.28	0.42	0.28	36.0
Approach		534	2.0	600	2.0	0.238	5.2	LOS A	1.0	26.6	0.28	0.46	0.28	37.0
North: Hogum Bay Road														
7	L2	16	7.0	18	7.0	0.395	13.2	LOS B	1.6	43.1	0.56	0.75	0.60	36.4
4	T1	76	7.0	85	7.0	0.395	7.3	LOS A	1.6	43.1	0.56	0.75	0.60	36.1
14	R2	154	7.0	173	7.0	0.395	7.1	LOS A	1.6	43.1	0.56	0.75	0.60	34.9
Approach		246	7.0	276	7.0	0.395	7.5	LOS A	1.6	43.1	0.56	0.75	0.60	35.3
West: Willamette Dr NE														
5	L2	27	2.0	30	2.0	0.091	10.7	LOS B	0.4	10.4	0.31	0.51	0.31	36.6
2	T1	159	2.0	179	2.0	0.091	4.7	LOS A	0.4	10.3	0.30	0.46	0.30	36.9
12	R2	11	2.0	12	2.0	0.091	4.6	LOS A	0.4	10.3	0.30	0.43	0.30	35.9
Approach		197	2.0	221	2.0	0.091	5.5	LOS A	0.4	10.4	0.31	0.47	0.31	36.8
All Vehicles		1413	4.1	1588	4.1	0.478	5.1	LOS A	2.4	62.2	0.38	0.51	0.39	33.9

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

Intersection and Approach LOS values are based on average delay for all movements (v/c not used).

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: HCM Queue Formula.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

UHS Olympia BHH
1: Hogum Bay Rd & 31st Ave NE

Existing Conditions - PM Peak
HCM 6th TWSC

Intersection

Int Delay, s/veh 0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W		W	↑	↑	
Traffic Vol, veh/h	5	3	5	119	143	6
Future Vol, veh/h	5	3	5	119	143	6
Conflicting Peds, #/hr	2	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	175	-	-	-
Veh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	70	70	79	79
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	4	7	170	181	8

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	371	185	189
Stage 1	185	-	-
Stage 2	186	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	630	857	1385
Stage 1	847	-	-
Stage 2	846	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	627	857	1385
Mov Cap-2 Maneuver	733	-	-
Stage 1	843	-	-
Stage 2	846	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.7	0.3	0
HCM LOS	A		

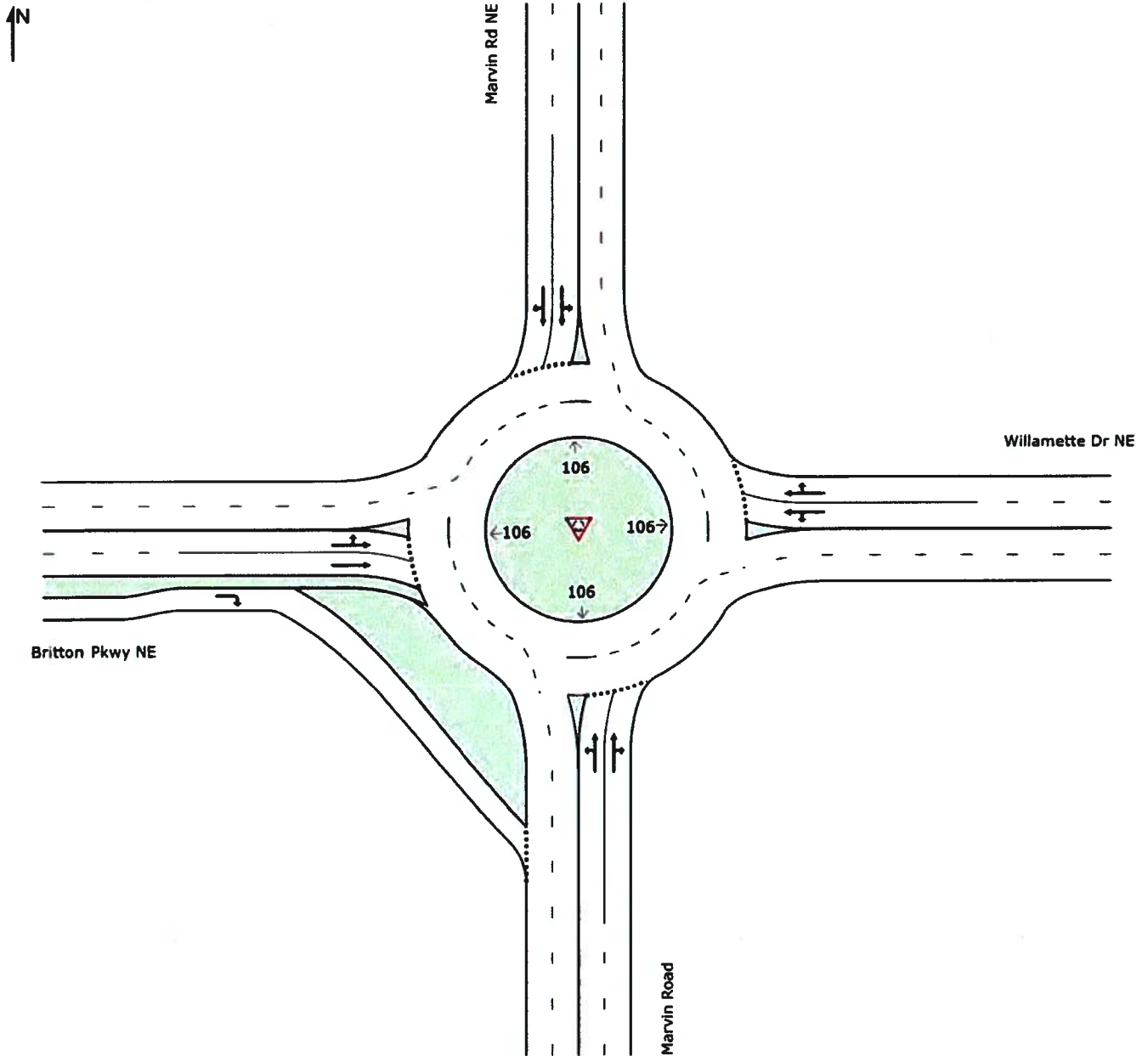
Minor Lane/Major Mvmt	NBL	NBT EBLn1	SBT	SBR
Capacity (veh/h)	1385	-	775	-
HCM Lane V/C Ratio	0.005	-	0.015	-
HCM Control Delay (s)	7.6	-	9.7	-
HCM Lane LOS	A	-	A	-
HCM 95th %tile Q(veh)	0	-	0	-

 Site: [Marvin Rd - Britton Pkwy - Future WOP (Site Folder: General)]

Marvin Road / Britton Pkwy / Willamette Dr NE
Site Category: (None)
Roundabout

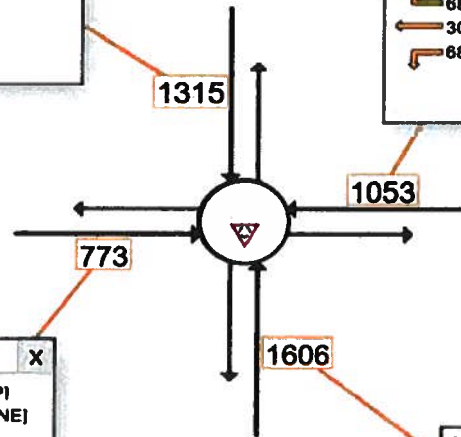
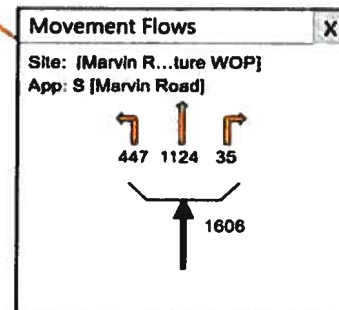
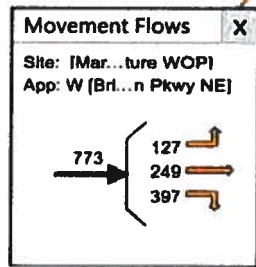
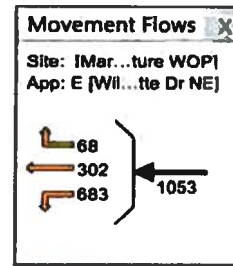
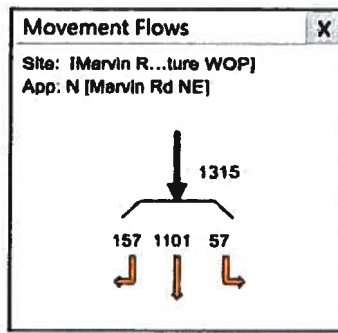
Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Use the button below to open or close all popup boxes. Click value labels to open selected ones.
Click and drag popup boxes to move to preferred positions.

Close All Popups



Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total	HV]	[Total	HV]				[Veh.	Dist]				
		veh/h	%	veh/h	%				veh	ft				
South: Marvin Road														
3	L2	447	2.0	497	2.0	0.856	13.2	LOS D	10.2	259.1	0.88	1.09	1.23	27.9
8	T1	1124	2.0	1249	2.0	0.856	7.1	LOS D	10.4	264.5	0.87	1.02	1.19	28.3
18	R2	35	2.0	39	2.0	0.856	7.5	LOS D	10.4	264.5	0.87	0.99	1.18	27.7
Approach		1606	2.0	1784	2.0	0.856	8.8	LOSA	10.4	264.5	0.88	1.04	1.20	28.2
East: Willamette Dr NE														
1	L2	683	2.0	759	2.0	1.485	238.6	LOS F	88.7	2253.4	1.00	4.05	10.52	7.9

6	T1	302	2.0	336	2.0	1.124	84.5	LOS F	23.7	603.1	1.00	2.05	4.54	16.2
16	R2	68	2.0	76	2.0	1.124	84.5	LOS F	23.7	603.1	1.00	2.05	4.54	16.0
Approach		1053	2.0	1170	2.0	1.485	184.4	LOS F	88.7	2253.4	1.00	3.35	8.42	9.6
North: Marvin Rd NE														
7	L2	57	2.0	63	2.0	1.510	251.3	LOS F	84.1	2136.7	1.00	3.89	10.13	7.6
4	T1	1101	2.0	1223	2.0	1.510	244.9	LOS F	93.9	2384.4	1.00	4.01	10.36	7.6
14	R2	157	2.0	174	2.0	1.510	244.5	LOS F	93.9	2384.4	1.00	4.13	10.60	7.5
Approach		1315	2.0	1461	2.0	1.510	245.1	LOS F	93.9	2384.4	1.00	4.02	10.38	7.5
West: Britton Pkwy NE														
5	L2	127	2.0	141	2.0	0.304	15.1	LOS B	1.7	43.4	0.84	0.93	0.84	33.2
2	T1	249	2.0	277	2.0	0.304	7.9	LOS A	2.0	51.4	0.86	0.74	0.86	34.9
12	R2	397	2.0	441	2.0	0.521	9.3	LOS A	4.2	106.1	0.91	1.02	1.09	34.1
Approach		773	2.0	859	2.0	0.521	9.8	LOS A	4.2	106.1	0.88	0.91	0.97	34.2
All Vehicles		4747	2.0	5274	2.0	1.510	113.4	LOS F	93.9	2384.4	0.94	2.36	5.31	13.1

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

Intersection and Approach LOS values are based on average delay for all movements (v/c not used).

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: HCM Queue Formula.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Site: [Hogum Way Blvd / Willamette Dr NE - Future WOP (Site Folder: General)]

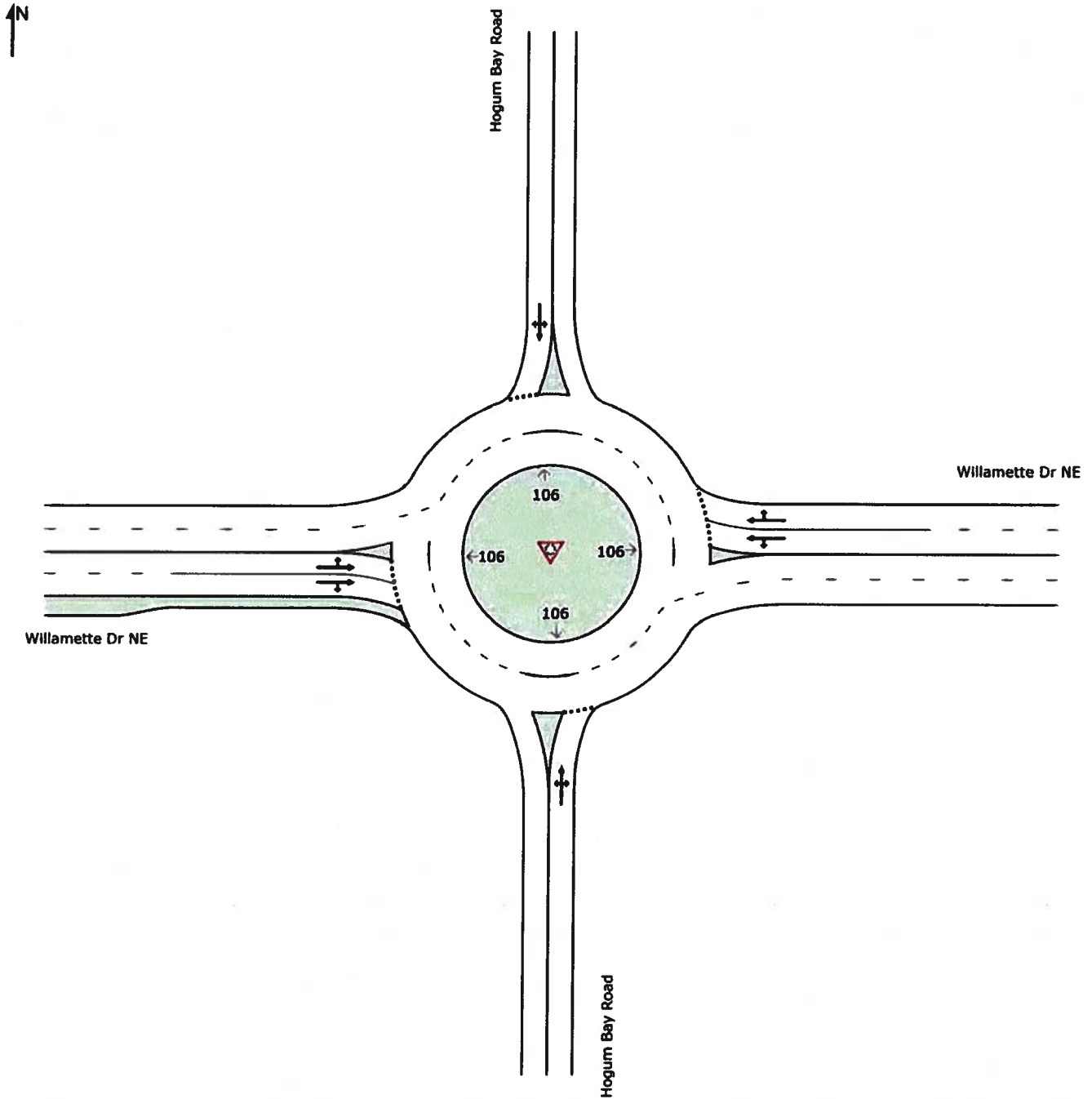
Hogum Way Blvd / Willamette Dr NE

Site Category: (None)

Roundabout

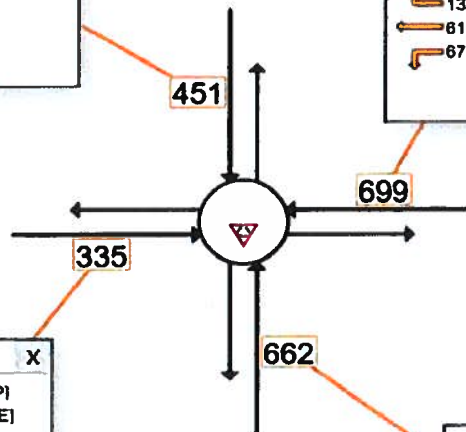
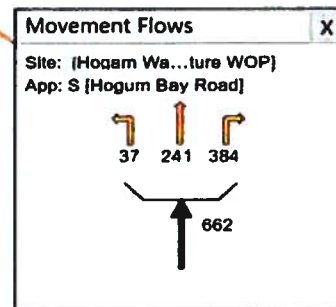
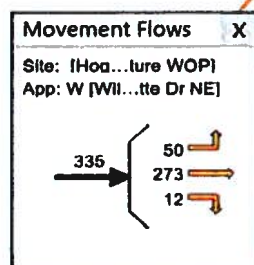
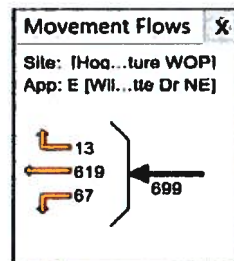
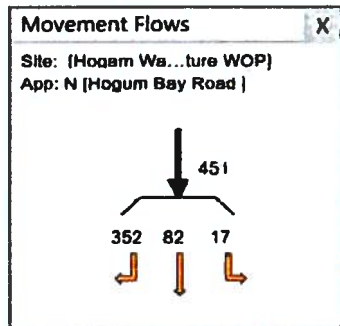
Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Use the button below to open or close all popup boxes. Click value labels to open selected ones.
Click and drag popup boxes to move to preferred positions.

Close All Popups



Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total	HV]	[Total	HV]				[Veh.	Dist]				
		veh/h	%	veh/h	%				v/c	sec				veh
South: Hogum Bay Road														
3	L2	37	6.0	42	6.0	0.790	12.2	LOS B	7.7	201.7	0.76	0.91	0.99	29.1
8	T1	241	6.0	271	6.0	0.790	6.8	LOS A	7.7	201.7	0.76	0.91	0.99	28.8
18	R2	384	6.0	431	6.0	0.790	7.1	LOS A	7.7	201.7	0.76	0.91	0.99	27.8
Approach		662	6.0	744	6.0	0.790	7.2	LOS A	7.7	201.7	0.76	0.91	0.99	28.2

East: Willamette Dr NE														
1	L2	67	2.0	75	2.0	0.369	11.6	LOS B	2.1	52.3	0.55	0.58	0.55	36.0
6	T1	619	2.0	696	2.0	0.369	5.6	LOS A	2.1	53.9	0.54	0.54	0.54	36.1
16	R2	13	2.0	15	2.0	0.369	5.5	LOS A	2.1	53.9	0.54	0.51	0.54	35.0
Approach		699	2.0	785	2.0	0.369	6.1	LOS A	2.1	53.9	0.54	0.55	0.54	36.1
North: Hogum Bay Road														
7	L2	17	7.0	19	7.0	0.841	20.9	LOS C	7.3	192.0	0.87	1.13	1.48	32.5
4	T1	82	7.0	92	7.0	0.841	14.9	LOS B	7.3	192.0	0.87	1.13	1.48	32.3
14	R2	352	7.0	396	7.0	0.841	14.7	LOS B	7.3	192.0	0.87	1.13	1.48	31.3
Approach		451	7.0	507	7.0	0.841	15.0	LOS B	7.3	192.0	0.87	1.13	1.48	31.5
West: Willamette Dr NE														
5	L2	50	2.0	56	2.0	0.159	10.8	LOS B	0.8	20.0	0.36	0.53	0.36	36.3
2	T1	273	2.0	307	2.0	0.159	4.8	LOS A	0.8	19.9	0.35	0.48	0.35	36.7
12	R2	12	2.0	13	2.0	0.159	4.7	LOS A	0.8	19.9	0.35	0.44	0.35	35.8
Approach		335	2.0	376	2.0	0.159	5.7	LOS A	0.8	20.0	0.35	0.48	0.35	36.6
All Vehicles		2147	4.3	2412	4.3	0.841	8.3	LOS A	7.7	201.7	0.65	0.77	0.85	32.4

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

Intersection and Approach LOS values are based on average delay for all movements (v/c not used).

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: HCM Queue Formula.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

UHS Olympia BHH
1: Hogum Bay Rd & 31st Ave NE

2022 Without-Proj - PM Peak
HCM 6th TWSC

Intersection

Int Delay, s/veh 2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	96	44	270	247	35
Future Vol, veh/h	17	96	44	270	247	35
Conflicting Peds, #/hr	5	5	5	0	0	5
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	175	-	-	-
Veh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	70	70	79	79
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	143	63	386	313	44

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	857	345	362
Stage 1	340	-	-
Stage 2	517	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	328	698	1197
Stage 1	721	-	-
Stage 2	598	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	308	692	1192
Mov Cap-2 Maneuver	497	-	-
Stage 1	680	-	-
Stage 2	596	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.4	1.1	0
HCM LOS	B		

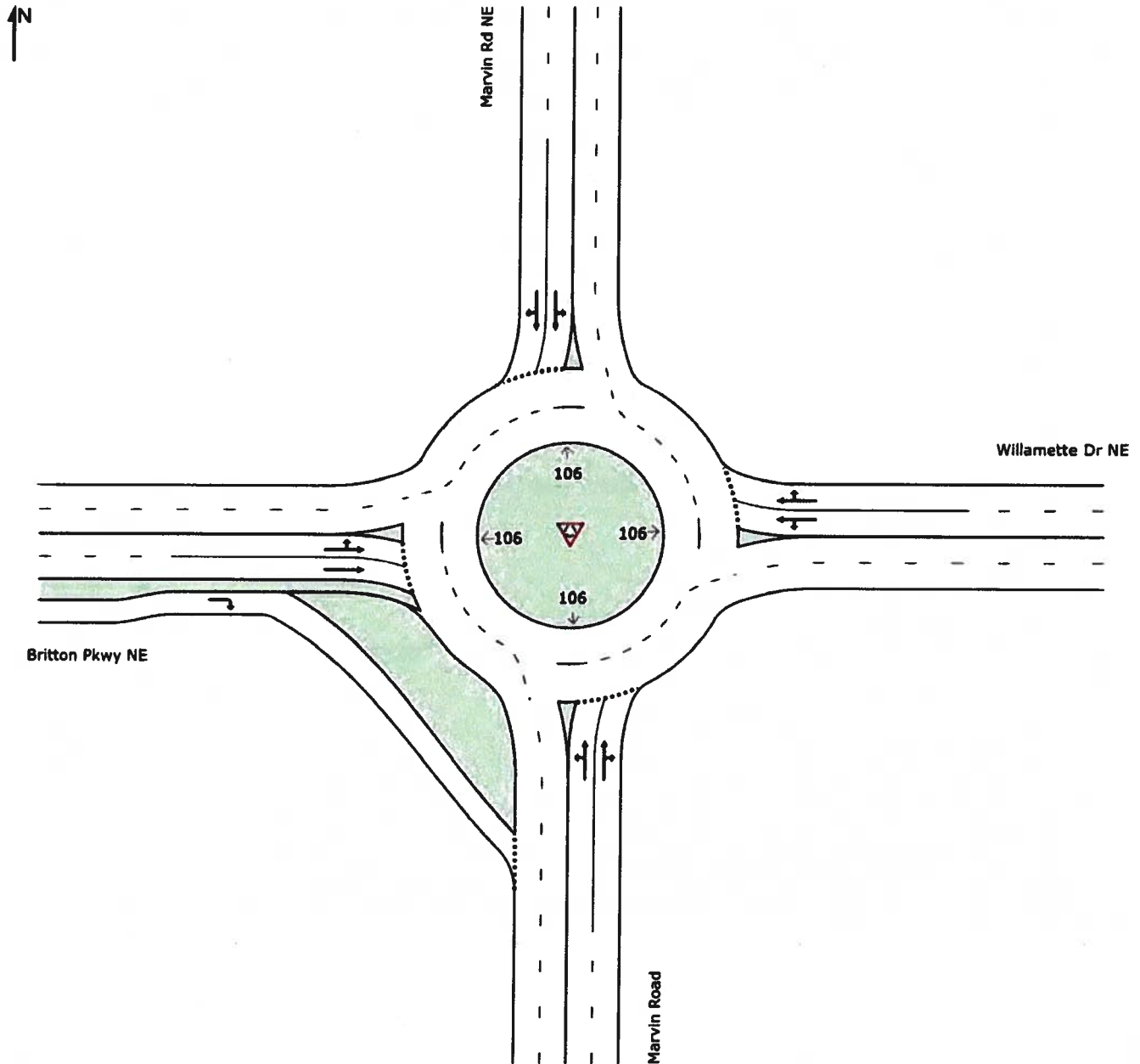
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1192	-	653	-	-
HCM Lane V/C Ratio	0.053	-	0.258	-	-
HCM Control Delay (s)	8.2	-	12.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.2	-	1	-	-

Site: [Marvin Rd - Britton Pkwy - Future With BHH (Site Folder: General)]

Marvin Road / Britton Pkwy / Willamette Dr NE
Site Category: (None)
Roundabout

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Use the button below to open or close all popup boxes. Click value labels to open selected ones.
Click and drag popup boxes to move to preferred positions.

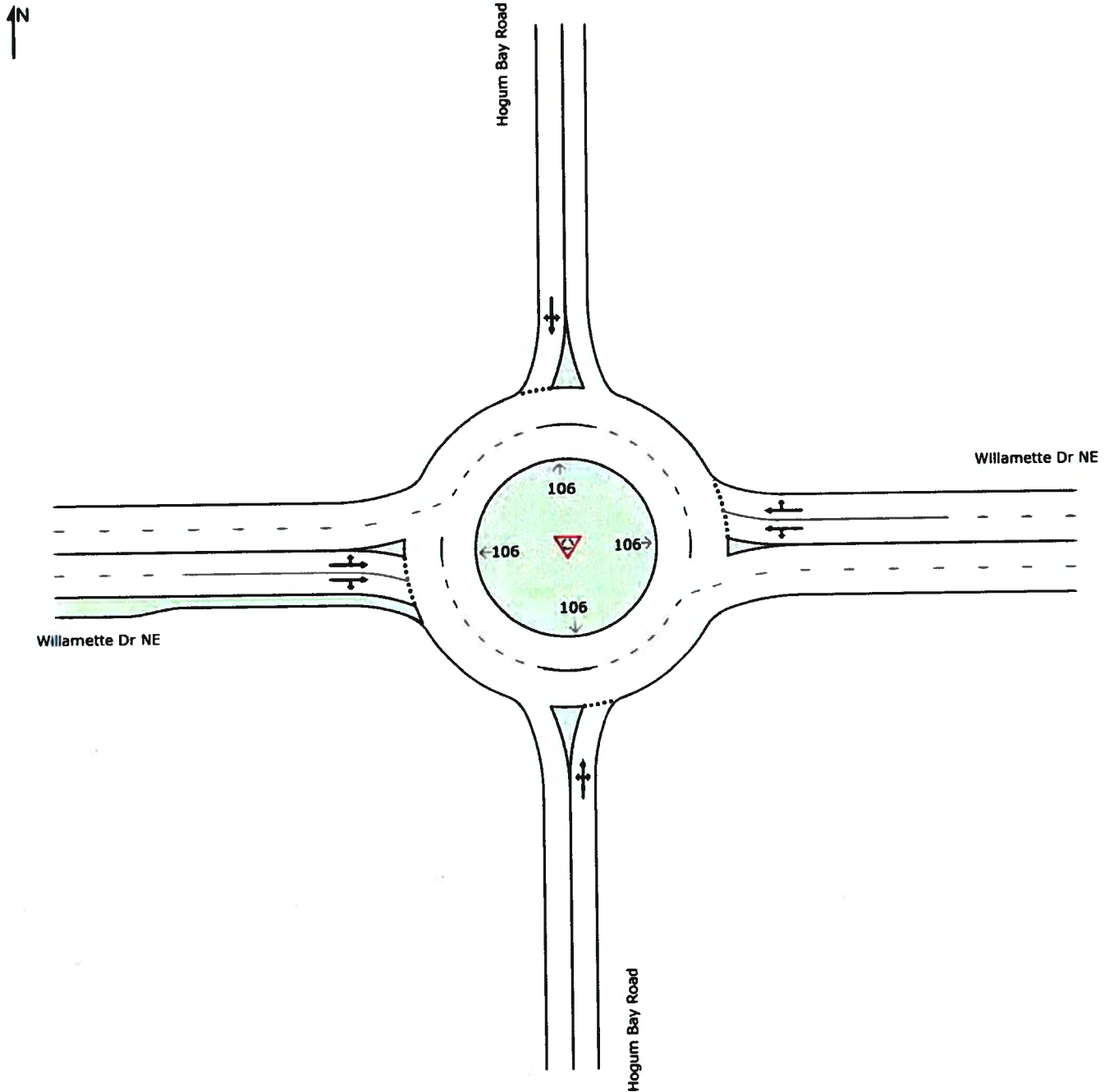
Close All Popups

Site: [Hogum Way Blvd / Willamette Dr NE - Future With BHH (Site Folder: General)]

Hogum Way Blvd / Willamette Dr NE
Site Category: (None)
Roundabout

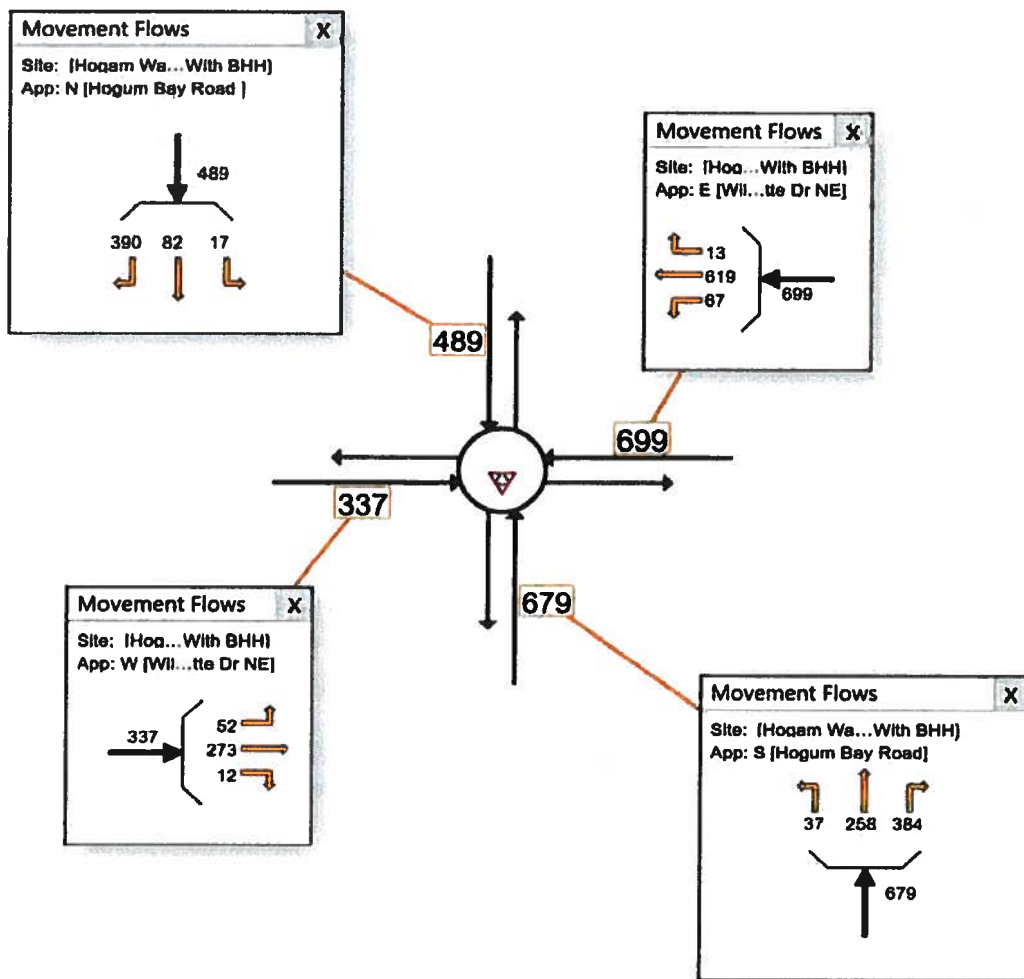
Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Use the button below to open or close all popup boxes. Click value labels to open selected ones.
Click and drag popup boxes to move to preferred positions.

Close All Popups



Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total	HV]	[Total	HV]				[Veh.	Dist]				
		veh/h	%	veh/h	%				veh	ft				
South: Hogum Bay Road														
3	L2	37	6.0	42	6.0	0.811	12.7	LOS B	8.4	220.6	0.79	0.95	1.05	29.0
8	T1	258	6.0	290	6.0	0.811	7.3	LOS A	8.4	220.6	0.79	0.95	1.05	28.6
18	R2	384	6.0	431	6.0	0.811	7.5	LOS A	8.4	220.6	0.79	0.95	1.05	27.7
Approach		679	6.0	763	6.0	0.811	7.7	LOS A	8.4	220.6	0.79	0.95	1.05	28.1

East: Willamette Dr NE														
1	L2	67	2.0	75	2.0	0.376	11.7	LOS B	2.1	54.2	0.57	0.59	0.57	35.9
6	T1	619	2.0	696	2.0	0.376	5.7	LOS A	2.2	56.0	0.57	0.55	0.57	36.0
16	R2	13	2.0	15	2.0	0.376	5.6	LOS A	2.2	56.0	0.56	0.53	0.56	34.9
Approach		699	2.0	785	2.0	0.376	6.2	LOS A	2.2	56.0	0.57	0.56	0.57	36.0
North: Hogum Bay Road														
7	L2	17	7.0	19	7.0	0.916	25.5	LOS D	10.2	269.6	0.93	1.28	1.91	30.5
4	T1	82	7.0	92	7.0	0.916	19.6	LOS D	10.2	269.6	0.93	1.28	1.91	30.3
14	R2	390	7.0	438	7.0	0.916	19.4	LOS D	10.2	269.6	0.93	1.28	1.91	29.4
Approach		489	7.0	549	7.0	0.916	19.6	LOS B	10.2	269.6	0.93	1.28	1.91	29.6
West: Willamette Dr NE														
5	L2	52	2.0	58	2.0	0.160	10.8	LOS B	0.8	20.4	0.36	0.53	0.36	36.3
2	T1	273	2.0	307	2.0	0.160	4.8	LOS A	0.8	20.2	0.35	0.48	0.35	36.7
12	R2	12	2.0	13	2.0	0.160	4.7	LOS A	0.8	20.2	0.35	0.44	0.35	35.8
Approach		337	2.0	379	2.0	0.160	5.7	LOS A	0.8	20.4	0.36	0.48	0.36	36.6
All Vehicles		2204	4.3	2476	4.3	0.916	9.6	LOS A	10.2	269.6	0.68	0.83	0.98	31.8

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

Intersection and Approach LOS values are based on average delay for all movements (v/c not used).

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: HCM Queue Formula.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

UHS Olympia BHH
1: Hogum Bay Rd & 31st Ave NE

2022 With-Proj - PM Peak
HCM 6th TWSC

Intersection

Int Delay, s/veh	3.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y		Y	↑	↑	
Traffic Vol, veh/h	26	134	63	270	247	40
Future Vol, veh/h	26	134	63	270	247	40
Conflicting Peds, #/hr	5	5	5	0	0	5
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	175	-	-	-
Veh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	70	70	79	79
Heavy Vehicles, %	7	7	6	6	7	7
Mvmt Flow	39	200	90	386	313	51

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	915	349	369	0	0
Stage 1	344	-	-	-	-
Stage 2	571	-	-	-	-
Critical Hdwy	6.47	6.27	4.16	-	-
Critical Hdwy Stg 1	5.47	-	-	-	-
Critical Hdwy Stg 2	5.47	-	-	-	-
Follow-up Hdwy	3.563	3.363	2.254	-	-
Pot Cap-1 Maneuver	297	683	1168	-	-
Stage 1	707	-	-	-	-
Stage 2	555	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	272	677	1163	-	-
Mov Cap-2 Maneuver	461	-	-	-	-
Stage 1	650	-	-	-	-
Stage 2	553	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.2	1.6	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1163	-	629	-	-
HCM Lane V/C Ratio	0.077	-	0.38	-	-
HCM Control Delay (s)	8.4	-	14.2	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.3	-	1.8	-	-

UHS Olympia BHH
2: BHH Dwy & 31st Ave NE

2022 With-Proj - PM Peak
HCM 6th TWSC

Intersection

Int Delay, s/veh 3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	37	0	24	98	3	47
Future Vol, veh/h	37	0	24	98	3	47
Conflicting Peds, #/hr	0	2	2	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	53	0	34	140	4	67

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	55
Stage 1	-	-	55
Stage 2	-	-	208
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1550	726
Stage 1	-	-	968
Stage 2	-	-	827
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1547	707
Mov Cap-2 Maneuver	-	-	707
Stage 1	-	-	966
Stage 2	-	-	807

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	985	-	-	1547	-
HCM Lane V/C Ratio	0.073	-	-	0.022	-
HCM Control Delay (s)	8.9	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



W F C I

360/943-1723
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

- Tree Protection Plan -

OLYMPIA BEHAVIORAL HEALTH

3000 Marvin Road NE
Lacey WA 98516

Prepared for: Olympia Behavioral Health, LLC
Prepared by: Washington Forestry Consultants, Inc.
Date: September 9, 2020

Introduction and Overview

Olympia Behavioral Health, LLC is planning on constructing a health facility on 20.75 acres on 31st Ave. NE in Lacey. The City of Lacey has retained WFCI to:

- Evaluate all existing trees on the site, pursuant to Chapter 14.32 of the Lacey Tree Protection and Vegetation Preservation Ordinance.
- Make recommendations for trees suitable to be saved in open space or tree tract areas, along with required protection and cultural measures.

Observations

Methodology

WFCI has conducted an inventory and assessment of the trees on the project site to determine the number, distribution and condition of existing trees. The inventory was conducted using variable area plots installed on a systematic grid across the project site. The potential of trees over 4" diameter at breast height (DBH) to be incorporated into the new project were assessed. Many smaller trees were evaluated in the project area as well. The tree evaluation phase used methodology developed by Matheny and Clark (1998)¹ the International Society of Arboriculture (ISA).

¹ Nelda Metheny and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees during Land Development. International Society of Arboriculture, Champaign, IL.

Site Description

The 20.75-acre site is mostly flat to gently rolling and mostly forested. There are four small forested wetlands. No buildings or other improvements were found. The property is bordered by 31st Ave. NE to the north, undeveloped land to the east, commercial properties to the south and Marvin Road NW to the west.

A 1-acre City of Lacey well site is located in the northwestern corner of the site and is not included in the project.

Soil Depth and Productivity

Figure 1. Soil Map of Olympia Behavioral Health site.



- 2- Alderwood gravelly sandy loam**
- 33- Everett very gravelly sandy loam**
- 65- McKenna gravelly silt loam**

According to the Thurston County Soil Survey there are three soil types on the site:

The predominant soil type is the Alderwood gravelly sandy loam, a moderately deep, moderately well drained soil found on glacial till plains. It is formed in ablation till overlying basal till. A weakly cemented hardpan is at a depth of 20 to 40 inches. Permeability is moderately rapid above the hardpan and very slow in the pan. Available water capacity is low. Effective rooting depth is 20-40 inches. A perched seasonal high-water table is at a depth of 18-36 inches from November to March. The potential for windthrow of trees is moderate under normal conditions. New trees require irrigation for establishment.

In areas where grading brings the hardpan nearer to the surface, the hardpan must be fractured under new trees to provide soil volume for root development and to improve drainage around the tree.

The second largest type is the McKenna gravelly silt loam. It is a moderately deep, poorly drained soil found in depressions, and drainageways. It is formed in glacial drift. The permeability is moderate above the dense glacial till and very slow through the till. Available water capacity is moderate and effective rooting depth is about 20 to 40 inches. A perched seasonal high-water table is near or above the surface from November to April. Runoff is ponded or very slow. Windthrow hazard is severe due to the root restrictions and wet soil conditions.

A small area of the Everett very gravelly sandy loam occurs in the northeast corner. This is a very deep, somewhat excessively drained soil found on terraces and outwash plains. It is formed in glacial outwash. Permeability is rapid and plant available water capacity is low. The effective rooting depth is 60 inches or more and the hazard of runoff and erosion is slight. The soil is suited to year-round logging. The windthrow potential is slight under normal conditions. Seedling mortality is severe and new trees require irrigation to establish.

Tree Conditions

There are two forest cover types for the purposes of description.

Type I.- This cover type is the 18.63-acre forested portion of the parcel. It is a mature stand of Douglas-fir (*Pseudotsuga menziesii*) and Pacific madrone (*Arbutus menziesii*). There is also a small number of quaking aspen (*Populus tremuloides*), shore pine (*Pinus contorta*), western hemlock (*Tsuga heterophylla*), red alder (*Alnus rubra*), Scouler's willow (*Salix scouleriana*), and black cottonwood (*Populus trichocarpa*) that grow in and around the wetland areas. The stand appears to be about 30 years old. The stocking is mostly uniform at about 173 trees per acre. Tree size ranges from 4 to 28 inches DBH.

Table 1. Summary of Trees in Type I of the Olympia Behavioral Health Project Area

Species	DBH Range (in.)	Condition Range	Trees/Acre	Total # of Trees	# Healthy Trees	# Unhealthy Trees
Douglas-fir	4-28	Dead – Good	163	3,391	3,051	340
Pacific Madrone	8	Fair	10	197	197	0
Quaking Aspen	4-12	Fair	<1	19	19	0
Shore Pine	4-12	Dead – Fair	<1	10	6	4
Western Hemlock	8-20	Poor – Fair	<1	6	4	2
Red Alder	4-12	Dead – Fair	<1	14	10	4
Scouler's Willow	4-12	Dead – Fair	<1	19	4	15
Blk. Cottonwood	4-20	Poor – Fair	<1	19	15	4
Totals	6-28		173	3,675	3,306	369

We project that 3,675 trees grow in this type. The condition of living trees ranges from 'Dead' to 'Good' condition, with about 90% of trees described as being in 'Fair' condition or better. This leaves about 3,306 healthy, long-term trees in this cover type. Mortality in this stand appears to be due primarily to drought stress.



Photo 1. View of trees in Type I on Olympia Behavioral Health site.

The understory shrub stocking includes salal (*Gaultheria shallon*), bracken fern (*Pteridium aquilinum*), western hazelnut (*Corylus cornuta*), ocean spray (*Holodiscus discolor*), grasses, and broadleaved weeds.

Type II. - This cover type includes the wetlands of the project area. Black cottonwood, red alder, and Scouler's willow grow on the perimeter, with few trees in the main body of the wetland. Tree size ranges from 4 to 18 inches DBH. The condition of living trees ranges from 'Dead' to 'Fair' condition. There are many standing dead trees in this cover type.

The understory shrub stocking in the wetland includes sedges, spirea, bulrush, skunk cabbage and more.

Forest Practices Permit

Trees removed from this parcel will contain more than 5,000 board feet. **Therefore, a forest practices permit from the City of Lacey is required.**

Recommendations

Tree Retention in Tree Tract

The City of Lacey Tree and Vegetation: Urban Forest Management Ordinance (Chapter 14.32) requires that a minimum of 5% of the gross project area be set aside as a dedicated tree tract.

The following is a summary of the tree tract calculations:

Total Project Area:	20.75 acres
5% Minimum Requirement for Tree Tract:	1.04 acres

The current site plan does not show a designated tree tract on the site. The area recommended for a tree tract is directly west of the proposed building. This area is stocked with healthy, long-term trees.

Lot Tree Planting Requirement

The City of Lacey Tree and Vegetation Protection and Preservation Ordinance (Chapter 14.32) requires 2 trees to be retained per 10,000 ft.² of land for developing commercial or industrial projects.

The following is a summary of tree retention requirements:

Total Project Area:	20.75 acres
Required Tree Tract Area:	<u>1.04 acres</u>
Net Project Acreage:	19.71 acres

Required Tree Retention (2 Trees/10,000 ft. ²):	172 trees
---	-----------

One hundred and seventy-two trees are required to be retained on the site. The proposed tree tract contains over 260 trees and would satisfy the requirement.

Street Tree Planting Requirement

Street trees will need to be planted along the 31st Ave. NE frontages. The following are the recommended street tree species and numbers of necessary trees planted on 45 ft. centers.

Table 2. Recommended street trees.

Street	Length of Frontage	Tree Species	Botanical Name	# of Trees	Minimum Size	Spacing
31 Ave. NE	1,750 Ft.	Norwegian Sunset maple	<i>Acer platanoides</i> 'Keithsform'	39	2 in. caliper B&B	45 ft. OC
Sum				39		

It is projected that the installed cost of the street trees will be \$16,714.

Hazard Tree Removal

All trees within range of the proposed project or other targets should have hazard tree evaluation completed after staking, but prior to the logging. Trees that will be hazardous to the new buildings or other targets should be removed during the logging operation; this includes trees in the designated tree tract.

Tree Protection Requirements

Trees and tree tracts to be saved must be protected during construction by temporary chain-link fencing on driven posts, located at the edge of the critical root zone. The individual critical root zones are 5 feet outside the dripline of all edge trees unless otherwise delineated by WFCI.

There should be no equipment activity (including rototilling) within the critical root zone. No irrigation lines, trenches, or other utilities should be installed within the critical root zone. If roots are encountered outside the critical root zone, they should be cut cleanly with a saw and covered immediately with moist soil. Noxious vegetation within the critical root zone should be removed by hand. If a proposed save tree must be impacted by grading or fills, then the tree should be re-evaluated by WFCI to determine if the tree can be saved and mitigating measures, or if the tree should be removed.

Timeline for Tree Protection Activity

Submit 'tree protection plan map' on the face of the grading plan to the City of Lacey for approval. The tree plan map should include the tree tract boundaries, the locations of tree protection fencing, a tree protection fence schematic and this 'Timeline for Tree Protection Activity.' The tree protection plan map should be part of the construction drawings packet sent out to contractors for bid.

1. Heavily flag and stake the clearing limits.
2. Conduct a pre-job conference with WFCI prior to the start of clearing.
3. WFCI will re-evaluate all trees within the tree tract at this time with the clearing limits marked. In particular, we want to examine edge trees in the tree tract to determine if any additional trees can be saved, or if any proposed save trees require mitigation or removal due to probable construction/grading damage. A final count of trees to be retained can be made at this time.
4. Complete the logging. Hazard trees and unhealthy, short-term trees should be thinned from the tree tract at this time.
5. Install tree protection fences after logging but prior to the start of land clearing. Maintain fences throughout construction.
6. WFCI should be contacted to inspect the fences prior to the start of grading.
7. Construct project.

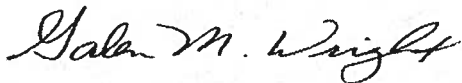
Summary

There is potential to retain trees in 1 proposed tree tract along the western side of the building site. The total number of trees in the tract is enough to satisfy the lot tree planting requirement. The trees in the tract should be evaluated at the time of logging to identify any hazard trees.

New trees will need to be planted as street trees and in the landscape plan requirements. The total project cost to plant the required street trees is \$16,714 for approximately 39 trees. The required landscaping will require additional trees and landscaping and is not covered by this report.

Please give us a call if you have any questions.

Respectfully submitted,

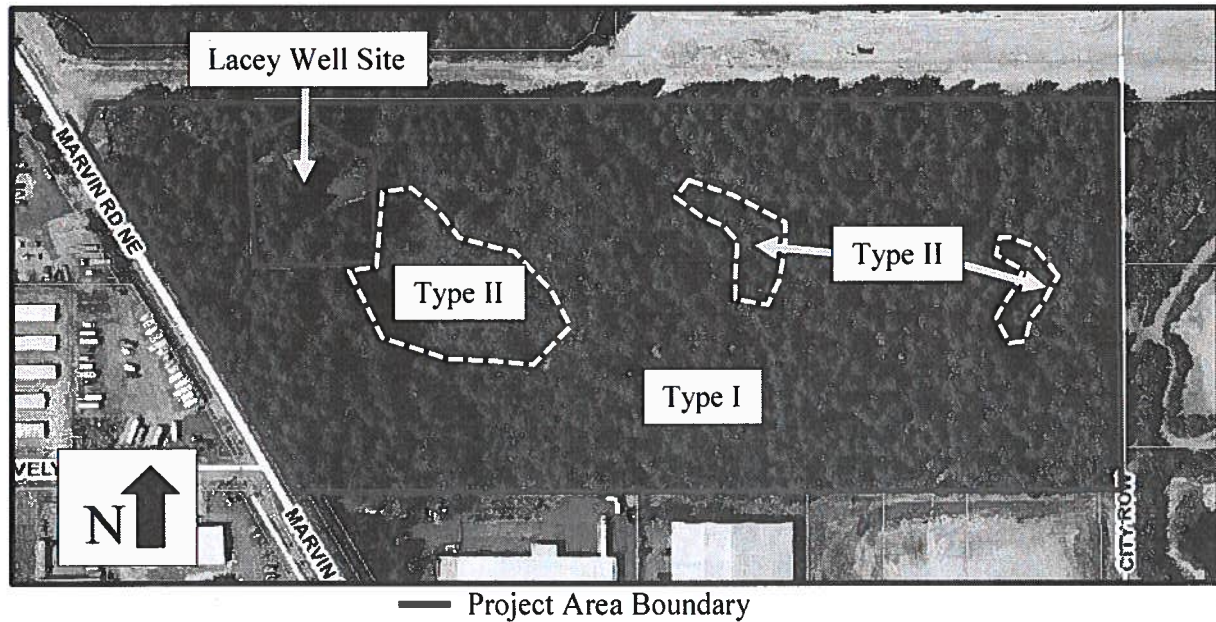


Galen M. Wright, ACF, ASCA
ISA Bd. Certified Master Arborist PN-129BU
Certified Forester No. 44
ISA Tree Risk Assessor Qualified
ASCA Tree and Plant Appraisal Qualified

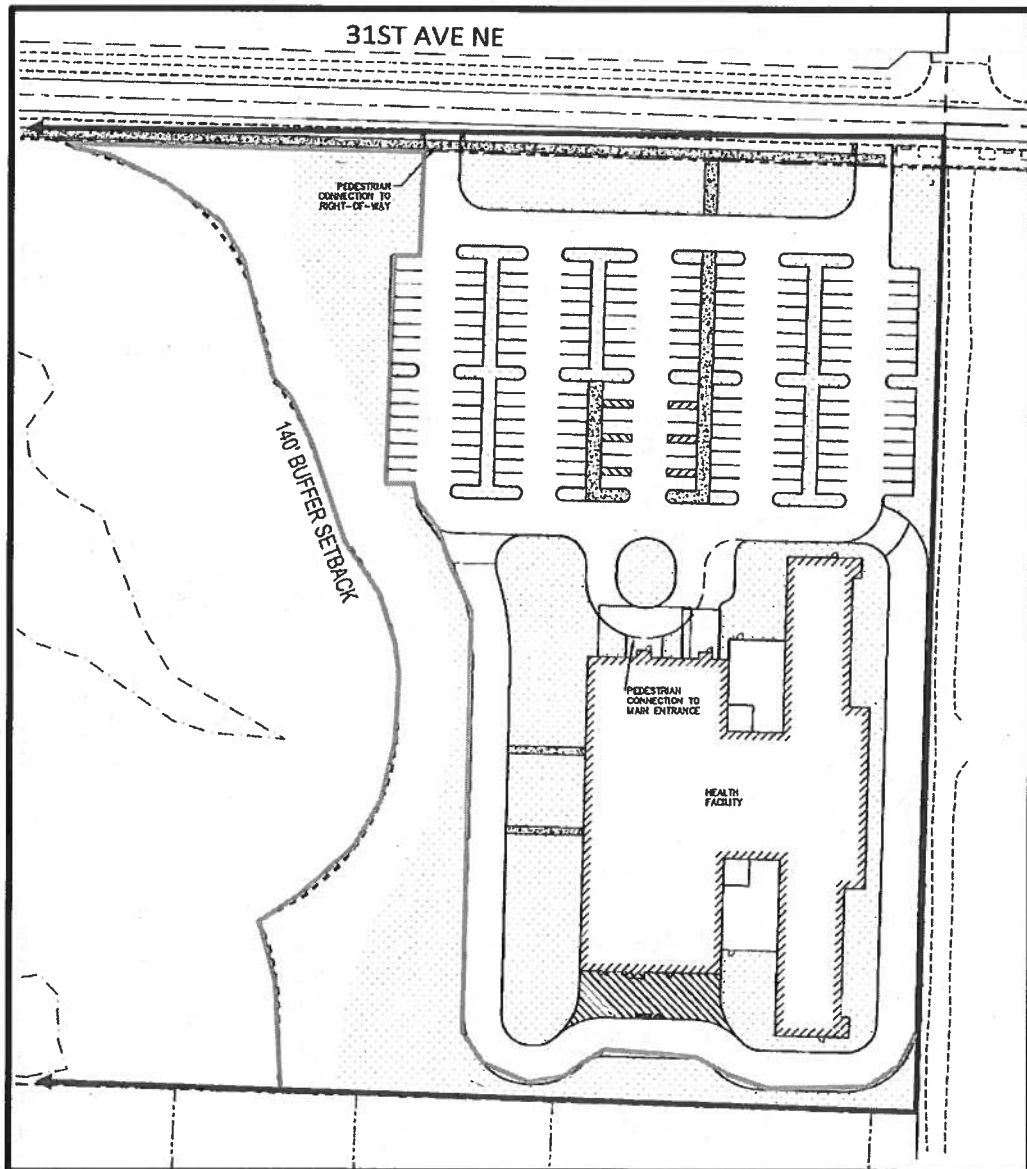


Joshua Sharpes
ISA Certified Arborist
Municipal Specialist, PN-5939AM
Professional Forester

Attachment 1. Aerial Photo of Olympia Behavioral Health Project Area – Type I are the upland forest areas and Type II is the wetland areas.
(2018 Thurston County GeoData)

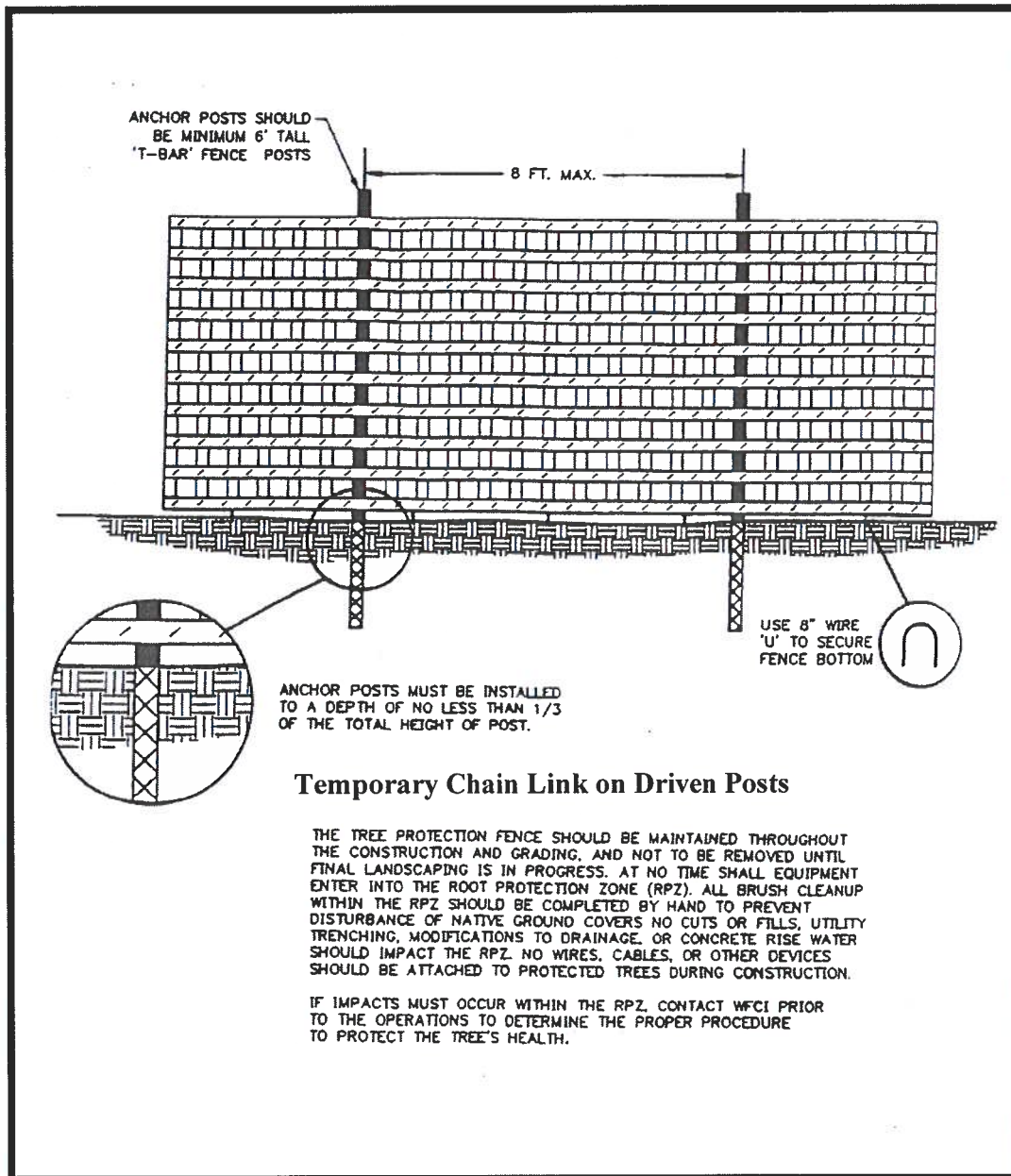


Attachment 2. Site Plan with Tree Tract Locations



- Project Area Boundary
- - - Potential Tree Tract Area

Attachment 3. Tree Protection Fence Detail



Attachment 4. Glossary of Forestry and Arboricultural Terminology

DBH: Diameter at Breast Height (measured 4.5 ft. above the ground line on the high side of the tree).

Crown: Portion of a trees stem covered by live foliage.

Crown Position: Position of the crown with respect to other trees in the stand.

Dominant Crown Position: Receives light from above and from the sides.

Codominant Crown Position: Receives light from above and some from the sides.

Intermediate Crown Position: Receives little light from above and none from the sides. Trees tend to be slender with poor live crown ratios.

Suppressed Crown Position: Receives no light from above and none from the sides. Trees tend to be slender with poor live crown ratios.

Live Crown Ratio: Ratio of live foliage on the stem of the tree. Example: A 100' tall tree with 40 feet of live crown would have a 40% live crown ratio. Conifers with less than 30% live crown ratio are generally not considered to be long-term trees in forestry.

Root Protection Zone/Critical Root Zone: A radius from the trees stem of 1 foot for each 1 inch of DBH unless otherwise determined by WFCI. For example, a 7 inch DBH tree would have a critical root zone radius of 7 feet.

Condition Class Descriptions:

CONDITION CLASS	CHARACTERISTICS
Excellent	Single stem; Normal foliage color; No branch dieback; No apparent insect or disease problems; No other apparent problems;
Very Good	Single stem; Normal foliage color; No branch dieback or only a few minor branches died back; No apparent insect or disease problems; No other apparent problems, or they are minor and do not impact the long-term survival of the tree;
Good	Single stem; Normal foliage color; Minor branch dieback; Minor problems such as crown unbalanced; Minor foliage problems; Expected to be a long-term tree;
Fair	Single stem or double stem that is not expected to fail soon; Crown may be slightly thinned due to exposure or reduced vigor; Minor branch dieback and 1 or 2 major branches died back; Minor insect or disease problems; Tree expected to survive;
Poor	Single or Multiple stem tree; Thinning crown; Foliage color yellowed; Inadequate live crown ratio; Major and minor branch dieback; Not a long-term tree or quality tree for development;
Very Poor	Single or Multiple stem tree; Severe thinning crown; Yellow foliage; Major branch dieback; Expected to die within 5 years or so;
Hazard Tree	Dead, dying, diseased, defective; Would be hazardous to new development or if other targets are placed within reach of tree;

Attachment 5. Assumptions and Limiting Conditions

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.
- 3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.
- 4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5) Loss or alteration of any part of this report invalidated the entire report.
- 6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.
- 7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.
- 8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.
- 9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.



TRANSMITTAL MEMORANDUM

Department of Community Development
420 College St. SE, Lacey, WA 98503
360-491-5642

Date: August 28, 2020

Project Name: Olympia Behavioral Health
H.T.E. Case Number: 19-92
Parcel Number(s): 118023102000

Please review the attached project information and notify Sarah Schelling, Senior Planner, in our office in writing of any comments or recommendations by **September 11, 2020**. Your comments will become part of the record and utilized in the decision-making process. You may either mail your comments to the above-mentioned address or e-mail them to sschelli@ci.lacey.wa.us.

TYPE OF APPLICATION:

Conditional Use Permit, Wetland Development Permit

TO:

- | | |
|--|---|
| ✓ Building Codes – Jeff | ○ Public Works Development Review |
| ✓ Fire Codes – Terry | ○ Water Resources – Jim Bachmeier |
| ✓ Development Review Division - Tom | ✓ Puget Sound Energy – Amy |
| ✓ Traffic Division – Martin, Chris | ✓ Comcast – Matthew Herrington |
| ✓ Water Resources Engineer - Doug | ✓ Intercity Transit |
| ✓ Erosion Control - Carlos | ✓ WA State Dept. of Fish and Wildlife |
| ✓ Addressing – Marci | ○ Regional Biologist |
| ✓ Police Department – Joe Upton | ✓ WA State Department of Transportation |
| ✓ Site Plan Review Committee | ✓ WA State Department of Ecology |
| ○ R. Walk, S. Egger, S. Spence | ✓ US Army Corps of Engineers |
| ✓ City Arborist | ✓ WA State Historic Preservation Office |
| ✓ City Engineer | ✓ Nisqually Tribe |
| ✓ Thurston County, adjacent jurisdiction | ✓ Squaxin Island Tribe |
| ○ Resource Stewardship | |

If comments are not received by the date noted above, it will be construed that your agency/department does not have any comments or objections to the project as proposed.



NOTICE OF APPLICATION WITH THE OPTIONAL DNS PROCESS

The City of Lacey Department of Community Development has received the following application for conditional use and wetland development approval:

Date Application Received: June 30, 2020

Project Name: Olympia Behavioral Health

Project Description: Construction of a 75,900 square foot, 104 bed behavioral health hospital and associated site improvements. A wetland development permit is included for impacts to on-site wetlands. The facility is classified as a Type II Essential Public Facility.

Project Location: 3000 Marvin Road Northeast, Lacey Washington 98516.
The parcel number is 118023102000

The following studies and/or reports are required as a part of this application:

Traffic impact analysis, wetland report and mitigation plan, stormwater report

This Application will undergo the following approval process:

Environmental Review: A review of the submitted Environmental Checklist and other supporting studies will be conducted.

Other Permits/Approvals
Required:

City of Lacey Public Works civil drawing approval,
commercial design review, building and grading permit
approval.

At minimum, this project will be subject to the following regulations:

Lacey Municipal Code (LMC) 16.40 'Light Industrial District;' LMC 16.48 'Open Space Institutional;' LMC 16.57 'Environmental Performance Standards;' LMC 16.66 'Conditional Uses and Permits;' LMC 14.24 'Environmental Policy;' LMC 14.28 'Wetlands Protection;' LMC 14.27 'Stormwater Management;' LMC 14.32 'Tree and Vegetation Protection and Preservation;' the International Building Code; International Fire Code; as well as the Development Guidelines and Public Works Standards

On August 27, 2020 this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. This determination does not preclude the City of Lacey or other reviewing agencies from requesting additional information or studies either at the time of this notice or subsequently, if new information is required or if substantial changes in the proposal occur.



Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The Optional Process enables the comment periods for the environmental review and notice of application to be integrated. The City of Lacey expects to issue a mitigated determination of non-significance for this project. This commenting period may be your only opportunity to comment on the environmental impacts of the proposal. If a MDNS is issued, the following mitigated measures may be applied to the project: mitigation fees to Thurston County for impacts to County roads. Copies of the environmental checklist and supporting materials may be reviewed at Lacey City Hall.

Anyone may review any document submitted as part of this project application and may comment on this proposal. No action will be taken on this application for 14 days from the date of this notice or before September 11, 2020.

If you would like to make written comments, these may be directed to Sarah Schelling, Senior Planner, in the Department of Community Development at the address below, or by email at sschelli@ci.lacey.wa.us. If a public hearing is required as part of the application review process, any member of the public may request to be notified, and may give written or oral comment on the proposal to the Hearings Examiner, and may request a copy of any decisions made on the project. A request for advance notification should be made to the Department of Community Development.

NOTE: Pursuant to RCW 43.21C.075 and Lacey City Code 14.24.170(A), a project denial based upon environmental information, and a conditioned or mitigated Determination of Nonsignificance (DNS) may be appealed by any agency or aggrieved person. Appeals are filed either with the Community Development Department when there is also an underlying governmental action or with the City Council if there is no underlying governmental action. Appeals to the City Council must be filed within ten (10) days of the issuance of the written decision (refer to the Lacey City Code for time periods on appeals filed with the Community Development Department).

Lacey Community Development Department
sschelli@ci.lacey.wa.us
420 College St. SE
Lacey, WA 98503
(360) 491-5642

NOTICE OF APPLICATION

Notice is hereby given that the City of Lacey received a conditional use, and wetland development, permit application on June 30, 2020, for the following proposal:

Application #19-92: Steve Filton, for Olympia Behavioral Health, LLC., requests approval to construct a 75,900 square foot, 104-bed behavioral health hospital and associated site improvements. A wetland development permit is included for impacts to on-site wetlands. The facility is classified as a Type II Essential Public Facility. The site address is 3000 Marvin Road Northeast, Lacey Washington 98516. The parcel number is 118023102000.

On August 27, 2020, this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The City of Lacey expects to issue a determination of nonsignificance (DNS) for this project. The complete application, notice of application, supporting documents and project information may be reviewed at the City of Lacey Community Development Department. Any one who wishes to make comment on this application may do so within 14 days from the date the application was deemed complete. If you would like to comment on this proposal please contact Sarah Schelling, Senior Planner, of the City of Lacey Department of Community Development at the address, email, or telephone number located below. Comments on this application shall be received by the city before 5:00 p.m., September 11, 2020.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT
420 College Street SE
Lacey, WA 98503
sschelli@ci.lacey.wa.us
(360) 491-5642

Do not publish below this line

Please Publish: August 28, 2020

Send bill to City of Lacey, 420 College St. SE, Lacey, WA 98503.



Order Confirmation

Customer

CITY OF LACEY

Customer Account

258711

Customer Address

420 COLLEGE ST SE
LACEY WA 985031238 USA

Customer Phone

360-491-3214

Customer Fax

360-412-3181

Sales Rep

cdaniels@mcclatchy.com

Payor Customer

CITY OF LACEY

Payor Account

258711

Payor Address

420 COLLEGE ST SE
LACEY WA 985031238 USA

Payor Phone

360-491-3214

Customer EMail

pedmonds@ci.lacey.wa.us

Order Taker

cdaniels@mcclatchy.com

PO Number

Legal Notice

Payment Method

Invoice

Blind Box

Tear Sheets

0

Proofs

0

Affidavits

1

Net Amount

\$275.84

Tax Amount

\$0.00

Total Amount

\$275.84

Payment Amount

\$0.00

Amount Due

\$275.84

Ad Order Number

0004741067

Order Source

Ordered By

Sarah Schelling

Special Pricing

Promo Type

Materials

Invoice Text

19-92 Legal Notice.DOC

Package Buy

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004741067-01	OLY-Legal Liner	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
2 X 33 li	

Product	Placement	Times Run	Schedule Cost
TAC-OL-The Olympian	0300 - Legals Classified	1	\$214.20

Run Schedule Invoice Text	Position
#6983 NOTICE OF APPLICATION Notice is he	0301 - Legals & Public Notices

Run Dates
08/28/2020

Product	Placement	Times Run	Schedule Cost
TAC-upsell.theolympian.com	0300 - Legals Classified	1	\$61.64

Run Schedule Invoice Text	Position
#6983 NOTICE OF APPLICATION Notice is he	0301 - Legals & Public Notices

Run Dates
08/28/2020

#6983

NOTICE OF APPLICATION

Notice is hereby given that the City of Lacey received a conditional use, and wetland development, permit application on June 30, 2020, for the following proposal:

Application #19-92: Steve Filton, for Olympia Behavioral Health, LLC., requests approval to construct a 75,900 square foot, 104-bed behavioral health hospital and associated site improvements. A wetland development permit is included for impacts to on-site wetlands. The facility is classified as a Type II Essential Public Facility. The site address is 3000 Marvin Road Northeast, Lacey Washington 98516. The parcel number is 118023102000.

On August 27, 2020, this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The City of Lacey expects to issue a determination of nonsignificance (DNS) for this project. The complete application, notice of application, supporting documents and project information may be reviewed at the City of Lacey Community Development Department. Any one who wishes to make comment on this application may do so within 14 days from the date the application was deemed complete. If you would like to comment on this proposal please contact Sarah Schelling, Senior Planner, of the City of Lacey Department of Community Development at the address, email, or telephone number located below. Comments on this application shall be received by the city before 5:00 p.m., September 11, 2020.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT
420 College Street SE
Lacey, WA 98503
sschelli@ci.lacey.wa.us
(360) 491-5642

Published: August 28, 2020



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

September 11, 2020

Sarah Schelling, AICP, Senior Planner
City of Lacey
Community Development Department
PO Box 3400
Lacey, WA 98509-3400

Dear Sarah Schelling:

Thank you for the opportunity to comment on the prethreshold consultation for the Olympia Behavioral Health Hospital Project (19-92) located at 3000 Marvin Road Northeast as proposed by Steve Filton. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SHORELANDS & ENVIRONMENTAL ASSISTANCE:
Rebecca Rothwell, Wetlands/Shorelands Specialist (360) 407-7273

Ecology will be reviewing this proposal either under Section 401 of the Clean Water Act or under the State Water Pollution Control Act, RCW 90.48. If the Corps of Engineers determines that the wetlands are not federally jurisdictional, Ecology may authorize wetland and buffer impacts, and require compensatory mitigation, through an Administrative Order under RCW 90.48.

The Wetland Analysis Report, by Grette Associates, dated June 2020, identifies Wetland B as a Category 3 wetland. Wetland B has previously been identified as a bog, and is therefore a Category 1 wetland, according to the Wetland Rating System for Western Washington.

The City of Lacey municipal code, at 14.28.280, requires a 140-foot buffer for a wetland with a habitat score of 5 and a high-intensity adjacent land use. Ecology's guidance on buffers recommends a 250-foot buffer for a Category 1 bog with a habitat score of 5 (see page 30 of *Wetlands Guidance for CAO Updates Western Washington Version*, June 2016, Publication No. 16-06-001). If any portion of the proposed development will be within this 250-foot buffer, Ecology will require that the applicant use mitigation sequencing to avoid and minimize impacts to Wetland B's buffer. Ecology will also require compensation for unavoidable indirect impacts to Wetland B caused by development within its buffer.

The Compensatory Mitigation Plan, by Grette Associates, dated June 2020, proposes to compensate for impacts to Wetland C by creating wetland adjacent to Wetland A. However, the area proposed for wetland creation is within Wetland B's buffer. Under our permit review, Ecology will not approve clearing and grading of Wetland B's buffer for wetland creation, as this would cause indirect impacts to Wetland B, as bogs are very sensitive to



disturbance. We will ask the applicant to propose offsite mitigation to compensate for all direct and indirect wetland and impacts.

Sheet P500 of the applicant's site plan set shows a 100-foot-wide vegetated sheet flow strip to the west of Wetland A. Sheet P400 of the site plan set shows this same strip encroaching in to Wetland A. On Sheet P500, Wetland A is represented as being farther to the west than it is in other graphics. Ecology recommends that the applicant ensure that all site plans accurately represent the locations and extent of the wetlands and their buffers and the development in relation to them. In addition, it appears that the proposed vegetated sheet flow strip is almost entirely within Wetland A's buffer. It is unclear whether the applicant proposes to grade and replant this area. If so, Ecology would both discourage that approach and consider the vegetated sheet flow strip to be an indirect impact to Wetland A.

Ecology is also concerned with the following regarding stormwater runoff:

- The runoff may affect the hydroperiods of the remaining onsite wetlands and the wetland mitigation site on the parcel to the north (parcel #11802130308), as it is hydrologically connected to Wetland B. This mitigation site has flooded onto Marvin Road in the past. Although there is now a berm in place to prevent flooding onto Marvin Road, the wetland itself remains susceptible to overflowing.
- The pH of Wetland B has recently been measured at ~4. Bogs are partially characterized by low pH, and the vegetation that typically colonizes bogs relies on a low pH. If the stormwater runoff causes this pH to rise, it could have a detrimental effect on the ecosystem of the bog.
- The runoff may cause Wetlands A and/or B to expand and possibly become joined by surface hydrology. This could also affect Wetland B's pH and the hydroperiods of both wetlands.
- The runoff would need to be broadly dispersed to prevent erosion and channelization, and to minimize the likelihood of causing any of the remaining wetlands to overflow.
- Increased water in Wetland B may promote additional growth of reed canarygrass (which currently is growing on a hummock in this wetland) and Douglas spirea. Both of these species can form monocultures and outcompete sensitive bog plants and other species. Ecology will have to consider the potential need for the applicant to monitor and manage these species in Wetland B if the stormwater inputs promote their growth.

Given the potential adverse effects that stormwater inputs into the remaining onsite and offsite wetlands could cause, Ecology recommends that the applicant conduct a hydrologic study to determine how the proposed stormwater discharge would affect the remaining wetlands. Ecology will be looking closely at this during our review of the application with the expectation that the applicant will provide a stormwater design that has minimal effect on the hydroperiod of the bog in particular.

Ecology staff have observed northern red-legged frog egg masses and Pacific tree frog tadpoles in wetlands on and near the site. These species, and potentially other amphibian species in the vicinity, are known to travel outside of and between wetlands during their life cycles. With the increased traffic on 31st Ave NE that will accompany the proposed development, Ecology is concerned that there will be an increase in amphibian mortality along this road. During our permit review, we will want to discuss with the applicant measures to attenuate this risk, such as installing an amphibian-crossing culvert under the road.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Thomas Middleton (360) 407-7263

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxics Cleanup Program at (360) 407-7263.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Morgan Maupin (360) 407-7320**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater

Sarah Schelling
September 11, 2020
Page 4

pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202004472)

cc: Rebecca Rothwell, SEA
Amy Yahnke, SEA
Teri Granger, SEA
Zachary Meyer, SEA
Derek Rockett, SWM
Thomas Middleton, TCP
Morgan Maupin, WQ



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

September 10, 2020

Ms. Sarah Schelling
Associate Planner
City of Lacey
420 College St. SE
Lacey, WA 98503

In future correspondence please refer to:
Project Tracking Code: 2020-06-04064
Property: New Behavioral Health Hospital, Lacey
Re: Archaeology - Concur with Survey; Follow Inadvertent Discovery Plan

Dear Ms. Schelling:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. In response, we concur with the results and recommendations made in the survey report. Specifically, as no cultural resources were found during the survey we do not recommend direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.

We appreciate receiving copies any correspondence or comments from concerned tribes and other parties that you receive as you consult.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivet
Local Governments Archaeologist
(360) 586-3088
Stephanie.Jolivet@dahp.wa.gov





**Nisqually Indian Tribe
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

September 4, 2020

Sarah Schelling, AICP
Senior Planner
City of Lacey
Community Development Department
420 College St. SE
Lacey, WA 98503

Dear Ms. Schelling,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

Re: Project #19-92

The Nisqually Indian Tribe's THPO has reviewed the notice of application and accompanying documents that were provided for the above named project and concur with the recommendation that no further cultural resources investigations are recommended. The Nisqually Indian Tribe has no further information or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Sincerely,

Brad Beach
THPO Department
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov

Annette "Nettsie" Bullchild
THPO Department
360-456-5221 ext 1106
bullchild.annette@nisqually-nsn.gov

Jeremy "Badoldman" Perkuhn
THPO Department
360-456-5221 ext 1274
badoldman.jp@nisqually-nsn.gov



Sarah Schelling

From: Doug Christenson
Sent: Monday, September 14, 2020 11:23 AM
To: Sarah Schelling
Subject: RE: City of Lacey Project #19-92, Olympia Behavioral Health - Notice of Application and Project Documents

Hi Sarah,

I have one key comment on the preliminary stormwater drainage report for the Olympia Behavioral Health project. The proposal includes using full dispersion to meet Core Requirement #5 for on-site stormwater management, and the report states that runoff water quality treatment will be applied by the native vegetation flowpath, which is part of the dispersion requirements. However, the flowpath is not an adequate treatment system, especially with proposed surface discharge toward wetlands and a city source well. So, I suggest adding the following requirement as a condition of approval:

To meet Core Requirement #6, phosphorus control and enhanced water quality treatment shall be provided for all runoff flows from pollution-generating surfaces that are routed to the proposed dispersion facilities.

Thank you,
Doug



Doug Christenson
Water Resources Engineer
Public Works Department
360-438-2686 • dchrise@ci.lacey.wa.us

From: Sarah Schelling
Sent: Thursday, August 27, 2020 12:07 PM
To: 'Theresa.Nation@dfw.wa.gov'; 'delicia.durden@co.thurston.wa.us'; Annette Bullchild - nisqually; Brad Beach - nisqually; DAHP - SEPA; Matthew Herrington - Comcast; SEPA Unit; Shaun Dinubilo - Squaxin; 'Matthew.J.Bennett@usace.army.mil'; 'Brandon.C.Clinton@USACE.army.mil'; Roger Schoessel; Galen Wrigt (galenwfci@aol.com); Rick Walk; Scott Egger; Scott Spence; Joe Upton; Marci Price; Carlos Aviles-Ortiz; Doug Christenson; Martin Hoppe; Chris Stolberg; Tom Stiles; Terry McDaniel; Jeff Cook; 'todd.mason@co.thurston.wa.us'; 'SeversD@WSDOT.WA.GOV'; 'sainta@co.thurston.wa.us'
Subject: City of Lacey Project #19-92, Olympia Behavioral Health - Notice of Application and Project Documents

Good afternoon;

Attached find a link to an FTP site for documents related to City of Lacey Project #19-92, Olympia Behavioral Health, Conditional Use and Wetland Development permit applications; documents on the FTP site include the application routing sheet, notice of application, applications, SEPA checklist, plans and other supporting documents.

The comment period closes September 11, 2020 at 5pm. Please let me know if you have any questions, or have difficulty accessing any documents. Please note that the ftp site should be accessible through any browser EXCEPT for Microsoft Edge.

<ftp://FTP.ci.lacey.wa.us/CommunityDev/19-92%20Olympia%20Behavioral%20Health>



Thank you,

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
360.438.2689
sschelli@ci.lacey.wa.us



CITY COUNCIL
ANDY RYDER
Mayor
CYNTHIA PRATT
Deputy Mayor

CAROLYN COX
ED KUNKEL
LENNY GREENSTEIN
MALCOLM MILLER
MICHAEL STEADMAN

CITY MANAGER
SCOTT SPENCE

October 26, 2020

Tod McBryan, PE
Heffron Transportation, Inc.
6544 NE 61st Street
Seattle, WA 98115

SUBJECT: Olympia Behavioral Health 19-92, Traffic Impact Analysis Approval

Dear Mr. McBryan,

I have reviewed the Transportation Impact Analysis (TIA) for this project, and recommended approval based on the following conditions:

City of Lacey Mitigation

According to the TIA, which was prepared according to the requirements of the City of Lacey's Development Guidelines and Public Works Standards, the project will generate over 50 trips during the PM Peak Hour.

The TIA included a trip distribution based on the City of Lacey Existing Plus Committed Regional Traffic Model. This distribution was used to calculate traffic mitigation fees required to offsite traffic impacts according to LMC 14.21. A tabulation of the calculated mitigation fee is attached.

The actual fee will be determined at the date of payment for issuance of the building permit, water meter, or other approval process. The fee shall be increased on July 1, and each year thereafter in an amount equal to the increase in the Engineering News Record Construction Cost Index.

Thurston County Mitigation

Thurston County has requested a traffic mitigation fee of \$22,000 to mitigate offsite impacts. In addition, they have determined that the project triggers concurrency requirements for the Marvin Road corridor. Their mitigation request letter is attached.

Multi-Modal Mitigation

According to the Thurston Regional Planning Council's 1999 Household Travel Survey, 5.6% of all trips are made by bicycling or walking. This project is expected to generate a similar number of pedestrians and cyclists. The Transportation Comprehensive Plan identifies the need for sidewalk, bike lanes and other facilities to accommodate multi-modal transportation. The multi-modal impacts from this project shall be mitigated by constructing frontage improvements according to Lacey's standards.

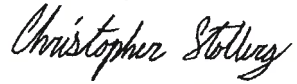


Site Plan

There are no comments on the site plan.

If you have any questions, please contact me at (360) 438-2680.

Sincerely,



Christopher Stolberg, EIT
Transportation Engineer

Cc: Michele Capestany, Traffic Mitigation Coordinator
Tom Stiles, Development Review Manager
Sarah Schelling, Senior Planner
File

Commercial Traffic Mitigation Fee Estimate

File/ Parcel Number: 11802310200
 Thurston County Project Number:
 Lacey PW File #: 19-92
 Project Description: Olympia Behavioral Health

ITE Land Use Code: 610
 Land Use Name: (Hospital)
 Trip Rate: 9.97
 Per: (1000 Sq. Feet Gross Floor Area)
 (Weekday, PM Peak of Adjacent Street, 1 hr. 4-6
 During PM)
 Sq. Feet Gross Floor Area: 76,000
 Total Project Trips Generated: 74
 Internal Capture Rate:
 Passby Rate: 0.00%
 New Trips 74
 Traffic Analysis Zone: 446
 Total Trips in TAZ: 304

Updated:
 Updated:
 Updated:
 Created: 10/26/2020 CRS

Account Number	Project	2020/2021 Cost per Trip	TAZ Trips @ project	Distrib. Percent	Project Trips Generated	Commercial Credit	2020/2021 Traffic Mitigation	This column identifies rows to pull value from
102-0000-224.50-03	45th Avenue and College Street Improvements	\$ 380.02	3	1.0%	1.0	0.5	\$ 190.01	6
102-0000-224.50-23	Sleater-Kinney at 14th Ave Improvements	\$ 267.45	1	0.3%	-	-	\$ -	8
102-0000-224.50-25	College Street Extension NE	\$ 1,008.65	7	2.3%	2.0	1.0	\$ 1,008.65	10
102-0000-224.50-28	Carpenter Road Capacity /Safety Improvements Pacific to Shady Lane	\$ 1,176.76	4	1.3%	1.0	0.5	\$ 588.38	13
102-0000-224.50-29	Mullen Road Capacity/Safety Improvements East of Ruddell	\$ 1,296.97	-	0.0%	-	-	\$ -	14
102-0000-224.50-33	Martin Way & I-5 Interchange Improvements	\$ 1,296.97	4	1.3%	1.0	0.5	\$ 648.49	16
102-0000-224.50-38	Carpenter Rd from Martin Way to Britton Parkway	\$ 1,296.97	14	4.6%	3.0	1.5	\$ 1,945.46	17
102-0000-224.50-39	Marvin Road-- Britton to Columbia Drive NE	\$ 1,296.97	304	100.0%	74.0	37.0	\$ 47,987.89	18
102-0000-224.50-40	Rainier Road from Yelm Hwy to City Limits (near Beckonridge)	\$ 764.90	2	0.7%	-	-	\$ -	19
102-0000-224.50-41	Yelm Highway Improvements Ruddell Road to East City Limits	\$ 1,296.97	1	0.3%	-	-	\$ -	20
102-0000-224.50-42	6th Avenue / Sleater Kinney Improvements	\$ 1,296.97	1	0.3%	-	-	\$ -	21
102-0000-224.50-43	Golf Club Road Extension	\$ 176.55	-	0.0%	-	-	\$ -	22
102-0000-224.50-44	Martin Way / Hoh Street Intersection Improvements	\$ 235.40	2	0.7%	-	-	\$ -	23
102-0000-224.50-45	Willamette Drive / 31st Ave Intersection Improvements	\$ 294.25	12	3.9%	3.0	1.5	\$ 441.38	24
102-0000-224.50-46	Hogum Bay Road Improvements	\$ 1,296.97	24	7.9%	6.0	3.0	\$ 3,890.91	25
102-0000-224.50-47	Carpenter Rd/Mullen Rd Intersection Improvements	\$ 342.54	1	0.3%	-	-	\$ -	26
102-0000-224.50-49	College Street Reconstruction -- Lacey Blvd to 37th Ave	\$ 1,296.97	6	2.0%	1.0	0.5	\$ 648.49	28
102-0000-224.50-50	Marvin Road and Britton Parkway Intersection Improvements	\$ 103.92	242	79.6%	59.0	29.5	\$ 3,065.64	29
102-0000-224.50-51	31st Avenue Extension Hogum Bay to Marvin Road	\$ 1,296.97	62	20.4%	15.0	7.5	\$ 9,727.28	30
102-0000-224.50-52	Britton Parkway and Carpenter Road Intersection Improvements	\$ 379.88	9	3.0%	2.0	1.0	\$ 379.88	31
102-0000-224.50-58	Willamette Drive / Campus Glen Drive Roundabout	\$ 498.82	3	1.0%	1.0	0.5	\$ 249.41	32
102-0000-224.50-53	2 & 3 Axle Truck Trip Fee	\$ 886.09			-		\$ -	34
102-0000-224.50-54	4 - 6 Axle Truck Trip Fee	\$ 2,944.91			-		\$ -	35
CITY OF LACEY PROPORTIONATE SHARE MITIGATION							\$ 70,771.85	

Note: This estimate is prepared with the best available information. The City reserves the right to update this estimate at any time.



COUNTY COMMISSIONERS

John Hutchings
District One

Gary Edwards
District Two

Tye Menser
District Three



PUBLIC WORKS
An Accredited Agency of the
American Public Works Association

Jennifer D. Walker, PMP
Director

October 15, 2020

Chris Stolberg
420 COLLEGE ST SE
LACEY WA 98503

**SUBJECT: Olympia Behavioral Health, Folder Sequence#20-110884
Project #: 2020104309
Revised Mitigation Request**

REFERENCE: Traffic Study – Dated 8-18-20

Dear Mr. Stolberg:

Upon review of the proposed project referenced above, Public Works has the following comments:

1. This project impacts the intersections listed below which do not have capacity for the additional traffic. Improvements to the intersections to mitigate the impact of this development shall be constructed or mitigated prior to final approval. Alternatively the applicant may opt to purchase reserve capacity per the attached white paper. Intersections:
 1. Mullen Road SE and Marvin Road SE
 2. Union Mills Road SE and Marvin Road SE
 3. 19th Avenue SE and Marvin Road SE
 4. 25th Avenue SE and Marvin Road SE
2. To mitigate traffic impacts within Thurston County, the proponent will need to contribute \$22,000 to Thurston County Public Works prior to final project approval, pursuant to County Road Standards and Title 17.10 of the Thurston County Code. See attached worksheet prepared by county staff for project specific details.

If you have any questions or comments, please call me at (360) 867-2043.

Sincerely,

Arthur Saint, PE
Thurston County Public Works
Development Review Section

County Project Reviewer		Arthur Saint, PE		Date		10/15/2020	
Permit Type		City		Ref. Traffic Analysis (Firm, Date)		Heffron 8-18-20	
Permit No.		2020104309		Project Description		104 bed behavioral health hospital	
Permit Name		Olympia Behavioral Health		Number of New Trips		74	

County Road Project No.	Capital Facility Project Description	Project Cost in Thousands of Dollars	Constant Denominator	Per Trip Cost	New Trips	Mitigation
61338	Meridian Rd (Martin Way- City Limits)	\$2,000,000	4000	\$500	2	\$1,000
61478	Marvin Road (Pacific Ave/SR 510 to Mullen)- full buildout	\$28,000,000	4000	\$7,000	3	\$21,000
Affected Jurisdictions						
THURSTON COUNTY SUBTOTAL						\$22,000
TOTAL						\$22,000

NOTES:

1. This estimate was prepared with the best available information. The traffic mitigation estimate will be updated annually based on the most current Capital Facilities Plan (CFP).
2. All traffic mitigation unless otherwise noted are due prior to final plat approval, certificate of occupancy or final project acceptance.
3. Project Number: Accounting number for Capital Facility Project.
4. Trip "Hits": Project generated trips intersecting or passing through the project limits of a particular capital facilities project.
5. Project Cost: Please refer to the County Comprehensive Plan, Capital Facility Chapter for additional information.
6. Consistent Denominator: This number represents the capacity at or near Level of Service 'D' or 'C' in the urban and rural areas respectively under ideal conditions as described in the Highway Capacity Manual.
7. The Project cost for Yelm Highway Capacity Project (Henderson to Blvd) has been reduced by \$1,052,000 to reflect the City of Olympia owned/maintained portion.



Shaping
our community
together

FIRE SITE PLAN REVIEW COMMENTS

Date: 08/27/2020

Case # 19-92

Applicant Name: Olympia Behavioral Health

Project: Mental Health

Location: 3000 Marvin Road NE

Notes By: Terry McDaniel

Planner: Schelling

Timing of Installations/Fire Hydrant Requirements:

1. 1 Fire hydrant shall be installed, tested and approved prior to building permit issuance. (LMC 14.07.501.4.) Fire hydrants shall be provided every 330 feet unless the fire flow is greater than **1,500 gpm** then it shall be every 300 feet in accordance with IFC table (C102.1) and (LMC 14.07) for the building. **4- Fire hydrants shall be placed no closer than 40 feet from the building or structure protected and shall be spaced every 300 feet around the building.**

Fire Flow Requirements:

2. The required fire-flow for the building shall be not less than **3,500 gpm** for 4 hours in accordance with IFC Appendix B. Said fire-flow is based on square footage including a 50% credit for the installation of automatic fire sprinkler systems. (IFC section 507.1 LMC 14.07.015).

Sprinkler System Requirements:

3. The purposed building shall require a sprinkler system the purposed building shall be equipped with an approved automatic sprinkler system and shall be installed in accordance with NFPA 13 (2016 Edition) standards. In addition a fire department connection shall be installed in accordance with (LMC 14.07) a fire department connection shall be located within 40 feet of a fire hydrant. **The building shall have its own FDC line with KNOX locking caps or plugs. The building shall be equipped with institutional fire sprinkler**



heads. Check fire flow modeling with Brandon McAlister in Public Works to see if a fire pump may be needed for the size of this building his number is 360-491-5600.

Fire Alarm System Requirements:

4. An approved addressable fire alarm system with supervised monitoring shall be provided throughout the buildings in accordance with the City of Lacey Municipal Code (LMC 17.07) and NFPA 72 Standards (2016 Edition). **The fire alarm system shall meet I-2 Occupancy standards per the 2015 (IFC).**

Fire Apparatus Access Road Requirement:

5. An approved 20-foot wide all-weather surface fire apparatus access roads shall be provided to within 150-feet of all exterior portions of the buildings at ground level. Said fire apparatus access road shall be located not less than 10-feet from the building. (IFC Section 503.1)
6. An approved aerial fire apparatus access roadway shall be provided along one entire side of the building when any portion of the building is in excess of 30-feet in height from the grading median of the building to the roofing eaves. Said aerial fire-apparatus access road shall be not less than 26-feet in width and be not less than 15-feet away or further than 30-feet away from the building. Aerial fire apparatus access roadways shall be constructed in accordance with AASHTO HB-17 Standards for a single axle weight load of 46,000 lbs. and a gross weight load of 75,000 lbs. (IFC Section D105) Address if the height of the building is above 30 feet at the eve. **I know we have discussed one access road with no turnarounds but I would like to add a fire access only drive aisle to the North side of the property with bollards.**
7. An approved fire department turnaround may be required if the fire department access road has a dead end in excess of 150 feet. (IFC 503.2.5) **This requirement does not apply to the current site plan but I am leaving it in case the design changes.**
8. The inside turning radius along fire apparatus access roadways shall be not less than 28 feet. (IFC Section D103.3)

General Requirements:

9. Approved 12"-16" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color. (IFC Section 505.1; LMC 14.07.015). **The Fire Code Official will address the size based on appearance from the roadway.**

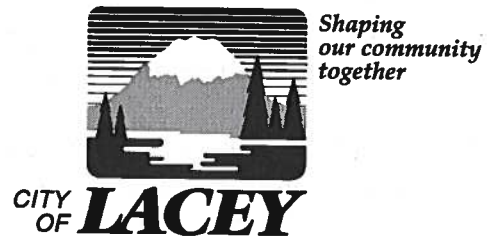
10. The building shall be tested for Emergency Responder Radio Coverage in accordance with (IFC section 510). In addition The City of Lacey requires Lacey Police channel 2 to be provided. **This test shall be provided once the building has sheet rock in 50% of the building.**
11. Fire extinguishers shall be provided every 75 feet in accordance with (LMC 14.07) fire extinguishers shall be the 2a10bc type.
12. A total of **four** Knox Boxes shall be provided for the building two Police and two Fire. Access gates shall be in accordance with section 103.5 of the IFC **all access gates shall require a KNOX box backup key switch in addition to a strobe activated gate.**
13. **Please note we are under the International Fire Code 2015 Edition and all NFPA code requirements of the most recent year published. All Building and Fire Code Plan Review will be done in accordance with the code requirements of an I-2 Occupancy. Please provide reasoning for how the fire alarm system meets the requirements of the 2015 International Fire Code I-2 Conditions.**

Required Fire Inspections:

14. The City of Lacey fire code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable fire codes. The applicant shall contact the City of Lacey Building Department, at (360) 491-5642, to schedule the required inspection or to request witness of required tests. At least 24 hours shall be allowed for scheduling. (IFC Section 106.2)

Terry McDaniel
Fire Code Specialist
City of Lacey
360-456-7783

**CITY OF LACEY
DEVELOPMENT REVIEW
PUBLIC WORKS DIVISION
CONDITIONAL USE PERMIT
CONDITIONS**



PW FILE #: 118-02-310200

OWNER: Steve Filton

APPLICANT: Same

PROPOSED USE: 104-bed 75,900 square foot behavioral health hospital

PLANNER: Sarah Schelling

COMMENTS DATE: 9/18/2020

H.T.E. CASE NUMBER: 19-92

NOTES BY: Tom Stiles

Specific Water Improvements:

1. A 12-inch water main shall be extended, from the existing stub from 31st Avenue "to and through" the south property line of the site and finally tied to the water main being extended from the project adjacent to this site from the south. In addition, appropriately sized water mains shall be extended throughout the site to satisfy water quality and Lacey Fire requirements (The layout provided with private fire lines will not be permitted. Hydrants shall be part of the public main extending from 31st Avenue to the south property line).
2. A domestic water service shall be provided for the new building. (DG&PWS, Water 6.120 F) The commercial meter shall be equipped with a Reduced Pressure Backflow Assembly device. (City of Lacey 2017 DG & PWS, Appendix P)
3. An irrigation meter with a backflow prevention device is suggested for all landscaped areas (If irrigation is provided from the domestic water meter, water utilized for irrigation will be billed as if it were discharging to sewer).

General Water Improvements:

4. For Irrigation lines located in the Right-of-Way, the following shall be stated on the irrigation plans and is a condition of approval: "The property owner adjacent to the public Right-of-Way will be responsible for maintaining and locating all irrigation lines located in the public Right-of-Way". (DG&PWS, Water, Irrigation 6.210)
5. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards. Actual main size, loop closures, and possible off-site



improvements including the number and location of fire hydrants, will depend on the fire flows required and available to the site. (DG&PWS, Water 6.010)

6. To assure the desired meter is available for your project, water meters 3-inches or larger must be ordered 10 weeks prior to being installed. Please make scheduling provisions to accommodate this lead time. (DG&PWS General Notes Water Main Installation)
7. Extend water mains throughout the project to satisfy City of Lacey Water Comprehensive Plan requirements. Also, extend water mains throughout the site to assure fire, water quality and domestic requirements can be satisfied. Water mains shall be extended on North or East sides of roadways or drive aisles six feet off the centerline. (DG&PWS, Water 6.020)
8. To assure adequate water is present for your project. Modeling of the water system shall occur. Please contact Brandon McAllister (360.413.4386) to coordinate the fire flow modeling.
9. If utility extensions are needed for the proposed project for roads that were paved in the last five years and the roads must be "cut", a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.
10. The builder/applicant/owner is required to purchase each water meter prior to the issuance of each building permit. (DG&PWS Water 6.121)

Specific Sewer Improvements:

11. The existing 18-inch gravity sewer main immediately adjacent to this site shall be utilized for the side sewer servicing the proposed building. The side sewer shall be connected to this main at a manhole. Side sewers shall not connect to manholes with an angle less than 90 degrees in relation to the outlet pipe. (DG&PWS, Sewer 7A.010)

General Sewer Improvements:

12. All proposed structures shall be connected to sanitary sewer. (DG&PWS, Sewer 7A.010) Public mains with associated appurtenances shall be installed to serve the proposed project with sewer.
13. Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and Department of Ecology. (DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21)

Specific Stormwater Improvements:

14. Treatment and infiltration facilities shall be constructed for stormwater associated with the site and adjacent properties currently discharging to the site.
15. Storm water shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible. If possible, a separate roof drain infiltration system shall be installed for the proposed building.
16. Since the project is located in a Category I Critical Aquifer Recharge Area, Enhanced treatment for stormwater is required.

Please see Doug Christenson's comments for additional specific stormwater conditions

General Stormwater Improvements:

17. This project shall comply with the City of Lacey 2016 Stormwater Design Manual (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual.
18. Projects shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis, to determine wet-season soil and groundwater conditions and to establish a long-term design infiltration rate. (SDM 2.2.5 & 7.2)
19. A final Stormwater Site Plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual standards, shall be provided prior to final Public Works civil approval. Some key elements to be included within the report are: the project engineer's certification; descriptions of how each of the Core Requirements is being addressed; construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 Data files produced with the model); summary data of sub-basin areas, design calculations, and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a stormwater facilities maintenance manual (SDM 2.2.1).
20. A Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to beginning site work or construction of the project. A complete SWPPP consists of both a narrative report and a temporary erosion and sediment control plan drawing. Each of

the 13 SWPPP Elements as identified in Chapter 5 of the City of Lacey 2016 Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.

21. A Stormwater Facility Maintenance Manual per chapter 3 of the City of Lacey 2016 Stormwater Design Manual shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the stormwater site plan.

The maintenance manual shall be prepared as a stand-alone document for the post-development facility owner(s). The maintenance plan shall be submitted to and approved by the City prior to civil drawing approval.

22. From October 1 through April 30, clearing, grading, and other soil disturbing activities shall be prohibited unless shown to the satisfaction of the City of Lacey that sediment-laden runoff will be prevented from leaving the site. (SDM 5.2.3)

23. The maximum depth of an infiltration facility is 20 feet below the surrounding finished (developed) ground elevation, in order to provide for long-term maintenance access to the facility.

Specific Transportation Improvements:

24. Marvin Rd. NE is classified as an Arterial roadway. See Drawing Detail 4-2.2 dated 12/15/14 from the City of Lacey 2017 Development Guidelines & Public Works Standards Manual. This section of roadway requires 49-feet of half-street Right-of-Way. Improvements along Marvin Rd are not required; however, Right-of-Way for future improvements shall be dedicated with this project prior to civil drawing approval.

25. 31st Ave NE is classified as a Minor Collector Type II roadway. See Detail 4-3.3 dated 12/15/14 in the City of Lacey 2017 Development Guidelines & Public Works Standards Manual. This section of roadway requires 30-feet of half-street Right-of-Way. Currently, 31st Avenue to the southerly curb line is installed, the remainder of the improvements (sidewalk, planter strip, street trees and irrigation) shall be completed along the entire length of parcel with this project. Please note that street lighting was installed on the north side of the road and is not required along the south side.

Please see Martin Hoppe's comments for additional specific transportation conditions

General Transportation Improvements:

26. Fiber optic conduit shall be installed with this project and conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines & Public Works Standards (DG & PWS, Transportation 4E.035).
27. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines & Public Works standards. (DG & PWS, Transportation 4B.025)
28. Traffic mitigations as determined by the Commercial Traffic Generation worksheet or Traffic Impact Analysis are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.
29. All public streets within the City and the City's UGA boundary will be planted with trees to create a distinct and pleasant character for those roadways. The street trees located in the Development Guidelines shall be required in or along the public Right-of-Way, including medians. (DG&PWS, Transportation 4G.100)

General Surveying Requirements:

30. Utility easements are required for all mains, water and sewer located on private property. Easements shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties. Easements and stub outs shall be provided to serve adjoining properties as determined by the City. Rather than being designated as water or sewer, all easements shall be identified as "utility" easements on the civil drawings and in the easement document. Specific requirements will be determined at the of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to release of approved civil drawings (DG&PWS Chapter 3.110).
31. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey coordinate system. (DG&PWS 3.025)
32. City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum. (DG&PWS 3.025)

33. Right-of-Way shall be dedicated for a project that requires Site Plan Review or conditional use permit approval. The requirement to dedicate Right-of-Way shall be determined by the City or Regional Transportation plans, by a Traffic Impact Analysis, or as determined by Public Works. Dedications shall be determined by a professional Land surveyor. Dedication shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).
34. Immediately adjacent to the public Right-of-Way a 10-foot joint utility easement area shall be dedicated to accommodate the installation of private and public utilities. This requirement applies to both Marvin Road and 31st Avenue. (2017 Development Guidelines and Public Works Standards Roadway details).

Other Requirements:

35. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time complete application is obtained (Complete application is determined by the City of Lacey Community Development Department). (LMC)
36. If any part of these comments as established by existing plans, guidelines, codes and the like as established by ordinances shall be found invalid, all other parts shall remain in effect. (DG&PWS 3.035)
37. All Public Works improvements must be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval. (DGPWS 3.040)
38. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).
39. Certificate of Occupancy for the building will not be issued until all improvements shown on the approved civil drawings are installed by the applicant and approved by the City. (DG&PWS 4B.080)
40. Prior to civil drawing approval, one paper set of drawings along with a PDF copy of the drainage report and civil drawings shall be submitted for all approved final plans. (DG&PWS Chapter 3.040,B)
41. Prior to final Public Works Construction approval, "as-built" bonded paper drawings along with the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, J)

42. A 20 percent maintenance bond or financial guarantee of the engineer's estimate or approved bid estimate is required for a period of 24 months upon construction completion and approval of Public Works improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. The financial guarantee applies to sewer, stormwater, water, frontage and landscaping/irrigation improvements (LMC 14.20.025).
43. Along with the civil review application and the completed, signed and stamped checklist from Chapter 3 of the Development Guidelines, please provide three sets of civil drawings, two drainage reports and one electronic copy of the civil drawings (PDF format). These drawings shall be submitted directly to the City of Lacey Public Works Department. **Drawings submitted to other City departments will not satisfy this requirement.** (DG&PWS 3.040, B)
44. The property owner(s) adjacent to the public Right-of-Way shall be responsible for maintaining the planter strip and street trees (weeding, pruning, irrigating, mowing, etc.) in the public Right-of-Way in a healthy and growing manner in perpetuity. If the planter strip and or trees are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies the planter strip and/or trees are being (and will continue to be) maintained shall be submitted to the City for review. (Development Guidelines & Public Works Standards, Transportation 4G.100D).
45. To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomenon occurs causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30 day time period, the City will fix the problem and bill the property owner. This language shall be included on the face of any binding site plan or easement documents submitted to the City.
46. A Bill of Sale for water and sewer improvements being installed with this project is a requirement for approval. Prior to Final Public Works approval of the project, Bill of Sale documents shall be submitted to and approved by the City.

End of Comments



CITY COUNCIL
ANDY RYDER
Mayor
CYNTHIA PRATT
Deputy Mayor

LENNY GREENSTEIN
MICHAEL STEADMAN
CAROLYN COX
ED KUNKEL
MALCOLM MILLER

CITY MANAGER
SCOTT SPENCE

November 10, 2020

Dianna Cassey
United Health Services Inc.
367 South Gulph Road
King of Prussia, Pennsylvania 19406

Subject: City of Lacey Project #19-92; Olympia Behavioral Health Conditional Use Permit Application Review

Dear Ms. Cassey:

Review of the above referenced project is underway. The public review comment period has concluded and we have determined, based on comments received, that additional information is necessary in order to continue our review and schedule for a public hearing. This letter is to inform you that we are stopping the regulatory review clock until the below items are addressed:

1. The Washington State Department of Ecology submitted comments dated September 11, 2020, with concerns related to the categorization of on-site wetlands, specifically wetland B. The comments suggest wetland B may be a bog, a rare type of wetland where it may not be possible to replace, or to mitigate impacts. Prior to moving forward with the project, the questions from the Department of Ecology regarding the categorization of Wetland B must be addressed. If the wetland is determined to be a bog, changes may be necessary to the site plan and/or the wetland mitigation plan. The comments from the Department of Ecology are attached.
2. As a Type II Essential Public Facility, the applicant must provide a comprehensive alternative sites analysis per LMC 16.66.060 G. Additional information related to site selection criteria is required in order to proceed. Given the size of the service area identified for the facility, additional information related to why this site in Lacey was selected over other areas throughout service area is needed; especially in light of the fact that an existing behavioral



health hospital is located in the jurisdictional boundaries. Were there areas considered outside of the City of Lacey? If yes, why were they rejected? If not, why?

When the above items have been addressed, please submit adequate documentation to my attention at the Community and Economic Development Department at the City of Lacey. City staff has reviewed these concerns with Joe Brogan, land use council for the project, and it is our understanding that work is underway to resolve them. We can be available via zoom to discuss these items and can facilitate a discussion with the Department of Ecology and the project wetland biologist, if necessary.

If you have questions, or would like to set up a meeting, you may contact me at (360)438-2689 or by email at sschelli@ci.lacey.wa.us.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Schelling".

Sarah Schelling, AICP
Senior Planner

Cc: Rick Walk, Director of Community Development
Joe Brogan, Foster Garvey PC

WASHINGTON NATURAL HERITAGE PROGRAM

Site Survey Report for Wetlands at 3000 Marvin Rd NE, Olympia, WA

December 22, 2020

Tynan Ramm-Granberg &
Irene Weber
Vegetation Ecologists

Executive Summary

The wetland complex at 3000 Marvin Road NE in Olympia was surveyed for element occurrences (EOs, i.e. Wetlands of High Conservation Value). Natural Heritage Methodology was used to identify plant associations and assess their ecological integrity. The wetland was determined to contain an EO of *Populus tremuloides* / *Carex obnupta* Swamp Forest (G2/S1? — CEGLO03371). While the long-term viability of this EO is poor—it received an EO Rank of 'D' in the ecological integrity assessment (EIA)—it is the only documented occurrence in the Washington Natural Heritage Program's database at the time of this report.



Introduction

On December 16th, 2020, Tynan Ramm-Granberg and Irene Weber surveyed the wetland complex at 3000 Marvin Road NE in Olympia. We were joined by Scott Maharry of Grette Associates LLC and Ken Sandblast of Westlake Consultants, Inc. The purpose of the survey was to determine if any wetland plant associations on site met element occurrence (EO) criteria. Wetland EO's in the Washington Natural Heritage Program Biotics database are considered "Wetlands of High Conservation Value" (WHCV) in the Washington Wetland Rating System. Based on comments from previous on-site observers, it seemed possible that the *Populus tremuloides*-dominated portions of the property might represent such EOs. Those areas were the focus of our survey.

Methods

We conducted a site walkthrough, using the vegetation keys in Rocchio et al. (2020) to determine the plant associations that were present. We mapped the extent of any associations we thought might meet EO criteria and then conducted an ecological integrity assessment (EIA) to determine the current ecological condition (landscape context, native plant composition, invasive weed cover, vegetation structure, superficial soil condition, etc.). The EIA Rank was integrated with the size of the occurrence to calculate the EO Rank. EO Rank assesses the practical conservation value of an occurrence. Ranks range from 'A' to 'D', with 'A' indicating excellent ecological integrity and high long-term conservation value and 'D' indicating the opposite. See <https://www.dnr.wa.gov/NHP-EIA> for more details.

WNHP integrates a plant association's Conservation Status Rank and its EO Rank to determine whether a stand of a given plant association represents an element occurrence (EO). EOs are species populations or examples of ecosystems that contribute to the survival or persistence of the element (i.e. the species or ecosystem) and thus have significant conservation value. We use NatureServe's Element Occurrence data standards to guide our delineation of plant association occurrences (see <http://www.natureserve.org/conservation-tools/standards-methods/element-occurrence-data-standard>). The EO data standards provide guidelines for decisions such as whether a particular patch of a given plant association is large enough to be considered an element occurrence. The standard also provides guidance on whether two distinct stands of the same plant association should be lumped as the same element occurrence or split into two occurrences.

A Conservation Status Rank is an assessment of a specific plant association's risk of elimination. Conservation Status Ranks have been assigned to each element (ecosystem type) for its entire global range (G Rank) as well as its range within Washington (S Rank), incorporating a number of factors, such as rarity and threats. The EO Rank is determined by completing an EIA of the specific occurrence of the ecosystem in question. EIA is a rapid, standardized methodology that incorporates ecological condition, landscape context, and size. Common ecosystems with relatively few threats (e.g. Conservation Status Rank G5S4) must be in excellent condition (EO Rank 'A+' or 'A-') to be considered EOs, while all critically imperiled ecosystems (G1S1)—even in poor condition (D)—have significant conservation value (Table 1, NatureServe, 2002). Element occurrences are entered in a database used for a variety of conservation and management outcomes. For more information, please see the Washington Natural Heritage Program website (<http://www.dnr.wa.gov/natural-heritage-program>).

Table 1. Decision Matrix for Ecosystem Element Occurrences. Element conservation status ranks vary from 1 (critically imperiled) to 5 (common/secure), calculated across the element's global (G) and subnational/state (S) range. 'NR' = not ranked.

EO Rank	Element Conservation Status Rank			
	Global Rank State Rank	G1S1, G2S1, GNRS1, GUS1	G2S2, GNRS2, G3S1, G3S2, GUS2	GUS3, GNRS3, G3S3, G4S1, G4S2, G5S1, G5S2, any SNR
A+ (3.8 to 4.0)		EO	EO	EO
A- (3.5 to 3.79)		EO	EO	EO
B+ (3.0 to 3.49)		EO	EO	EO
B- (2.5 to 2.99)		EO	EO	EO
C+ (2.0 to 2.49)		EO	EO	Not an Element Occurrence
C- (1.5 to 1.99)		EO	Not an Element Occurrence	
D (1.0 to 1.49)		EO	Not an Element Occurrence	

Results

Because of the landscape context of the wetland and the significant on-site disturbance history, plant communities in the wetland were unlikely to receive high EO Ranks. With that in mind, we restricted our assessments to rare associations with low minimum EO Rank thresholds (Table 1) (i.e. the *Populus tremuloides*-dominated communities). We also focused our assessment on Wetland B (Figure 1) because the *Populus tremuloides*-dominated patches in Wetland A and Wetland D did not meet our minimum patch size specifications.

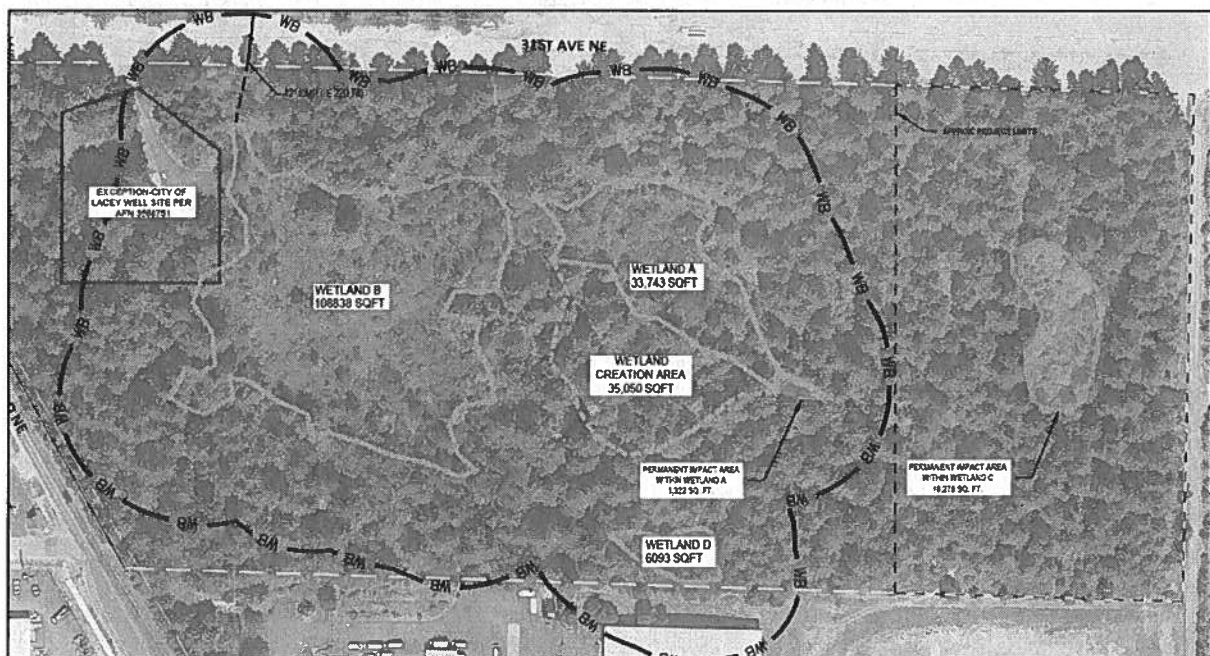


Figure 1. Wetlands at 3000 Marvin Rd NE, Olympia, WA. Map adapted from Olympia Behavioral Health Compensatory Mitigation Plan, sheet 2 of 4, authored by Grette Associates, LLC.

We identified an approximately 1.5 acre occurrence of the *Populus tremuloides* / *Carex obnupta* Swamp Forest Association (G2/S1? — CEGL003371) (Table 2, Figure 2) within the polygon mapped as Wetland B. The occurrence is centered in the SE corner of the wetland, and extends in a narrow band along the eastern margin and up into the NE corner. The *Populus tremuloides*-dominated patches in Wetland A and Wetland D (Figure 1) did not meet our minimum patch-size specifications and were not assessed.

Table 2. United States National Vegetation Classification (USNVC) hierarchy for element occurrences (EOs) at 3000 Marvin Rd NE.

1 Forest & Woodland Class

1.B Temperate & Boreal Forest & Woodland Subclass

1.B.3 Temperate Flooded & Swamp Forest Formation

1.B.3.Ng Vancouverian Flooded & Swamp Forest Division

M035 Vancouverian Flooded & Swamp Forest Macrogroup

G853 North-Central Pacific Maritime Swamp Forest Group

A3753 *Alnus rubra* - *Fraxinus latifolia* / *Lysichiton americanus* Swamp Woodland Alliance

CEGL003371 *Populus tremuloides* / *Carex obnupta* Swamp Forest

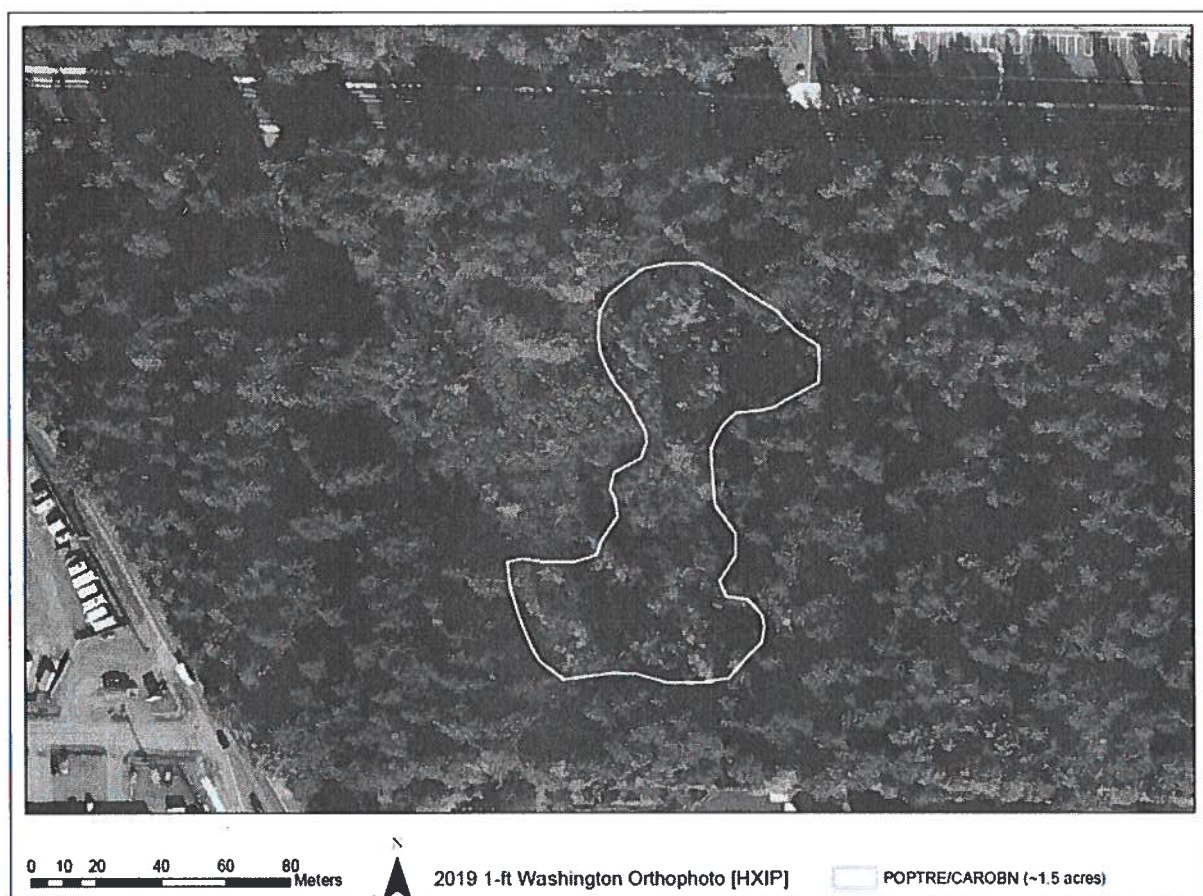


Figure 2. *Populus tremuloides* / *Carex obnupta* Swamp Forest at 3000 Marvin Rd NE, Olympia, WA.

The *Populus tremuloides* / *Carex obnupta* Swamp Forest occurrence received an EO Rank of "D" in our rapid EIA methodology, indicating poor long-term viability. For a Conservation Status Rank of G2/S1? (Globally Imperiled / Critically Imperiled in WA), the "D" rank meets our standardized benchmark for inclusion in our database as an EO (i.e. a Wetland of High Conservation Value). This would be the first occurrence to go into our database, although this association has also been reported from American Camp at San Juan National Historical Park. Little is known about this association and its historical extent--it has primarily been documented from scoured basalt portions of the Willamette Valley.

We have included a PDF of the element occurrence record from WNHP's Biotics database as Appendix A.

Conclusion

The wetland at 3000 Marvin RD NE in Olympia contains an element occurrence (EO, i.e. Wetland of High Conservation Value) of *Populus tremuloides* / *Carex obnupta* Swamp Forest, a critically imperiled plant community in Washington State (G2/S1?).

References

- NatureServe. 2002. Element Occurrence Data Standard. NatureServe, Arlington, VA. Online: http://help.natureserve.org/biotics/Content/Methodology/EO_DataStandard.pdf
- Rocchio F.J., R.C. Crawford, and T. Ramm-Granberg. 2020. Field guide to wetland and riparian plant associations of Washington State. Washington Natural Heritage Program, Department of Natural Resources, Olympia, WA. DRAFT Version 2.1.

Appendix A: Element Occurrence Record for *Populus tremuloides* / *Carex obnupta* Swamp Forest (EO ID# 9878)

Element Occurrence Report

EO ID 9878

Subnational Scientific Name

Populus tremuloides / *Carex obnupta*

Shape_ID

41133

Summary

Classification Code

Subnational Scientific Name

Populus tremuloides / *Carex obnupta* Swamp

Nation

US

Global Rank

G2

Subnational Common Name

Quaking Aspen / Slough Sedge Swamp
Forest

Subnation

WA

Subnational Rank

S1?

Identifiers

ELCODE_BCD

CEGL003371

EO Number

1

Field Office Number

ID Confirmed

Element

Global Scientific Name

Populus tremuloides / *Carex obnupta* Riparian Forest

Global Common Name

Element Subnational ID

8978

Protection Status

Data Sensitive Element

Data Sensitive

No

Data Sensitive Category

Data Sensitive Reasons

Precision_BCD

Parent EO

Parent EO ID

Parent EO Shape ID

Parent EO Number

Site/Directions

Sites

Site ID

Name

Auto-calculated

Survey Site

Survey Site Name

Hill Betti Wetland

Directions

3000 Marvin Rd NE, Olympia, WA

Rel. to Std.

Classification Status

Standard

Standard Element Relationship

Global Element

Scientific Name

ELCODE

Relationship Confidence

Primary

Note

Why Undetermined

Locators

Latitude

470429N

Longitude

1224626W

South

North

East

West

County

County Name

Thurston (WA)

State

WA

Nation

US

Local Jurisdiction

Name

Mapsheet

Mapsheet Code

47122-A7

Mapsheet Name

Lacey

Margin Number

Dot Number

Ten Ten

Township/Range/Section

Town Range

018N001W

Section

02

Meridian

WM

TRS Note

12/21/2020

Element Occurrence Report

EO ID 9878

Subnational Scientific Name

Populus tremuloides / *Carex obnup*

Shape_ID

41133

Watershed

Watershed

17110019 - Puget Sound

Physiographic Province

Physiographic Province

Puget Trough

Mapping

Representation Accuracy

Representation Accuracy

Very High

Representation Accuracy Comments

Community was very small and easily delineated based on aerial imagery and other GIS data layers.

EO Development Details

Separation Distance Used

5

Kilometers

Separation Distance Type

Custom

Separation Comments

Only documented occurrence in the state

EO Specifications Version Used

2020-12-21

Reason for Creating a New EO

EO Representation

EO Representation Edited

N

EO Representation Edited Comments

Representation Extent

Confidence Extent

Y - Confident full extent of EO is known

Additional Inventory Needed

Additional Inventory Needed

N

Additional Inventory Needed Comments

Multi-Jurisdictional

Multi-Jurisdictional

Multi-Jurisdictional Spatial Rep

Multi-Jurisdiction Collab Comments

Sources Features

Source Feature ID	Descriptor	Locator	Conceptual Feature Type	Uncertainty Type	Uncertainty Distance	Unit	Location Use Class	Digitizing Base
22963			Polygon	Estimated	5.00	Meters		2 - 1:24,000 Quad

Survey Information

Element Occurrence Report

EO ID 9878

Subnational Scientific Name

Populus tremuloides / *Carex obnup*

Shape_ID

41133

Survey Type

Survey Type

Qualitative ground survey

EO Survey Note

Surveyor

Surveyor

Ramm-Granberg, Tynan (WNHP)

Weber, Irene (WNHP)

Survey Date

2020-12-16

Last Observation Date

2020-12-16

First Observation Date

2020-12-16

EO Data

This was a rapid EIA conducted in December, so many of the veg indicators were difficult to ascertain. This *Populus tremuloides*-dominated open woodland/scrub-shrubland occurs on the eastern edges of a *Spiraea*-dominated shrubland (Wetland B). *Populus tremuloides* dominates an open deciduous canopy with indeterminate amounts of *Alnus rubra* and *Frangula purshiana*. *Malus fusca* and *Salix* spp present. Shrub layer dominated by *Spiraea douglasii*, with *Rhododendron groenlandicum* locally dominant on the northern edge and *Rosa nutkana* present. Relatively few herbs, with *Carex obnupta* most abundant (prominent to dominant on northern edge). *Phalaris arundinacea* present in a few small patches, but not dense. *Sphagnum* sp. present (prominent to dominant on the northern edge) and has greater cover in the *Spiraea* shrubland. Few feather mosses except on debris. Brown mosses are at least equal to *Sphagnum*.
Wetland A (small wetland to the east) has some *Populus tremuloides* in it, but was excluded from assessment. It is not connected by surface water (may be connected via groundwater). That area appears to have a great proportion of *Frangula* (difficult to tell right now) and *Spiraea* shrubland and the *Populus tremuloides*-dominated patch was deemed too small for assessment.

Contacts

Contact ID

Individual Name

Institution Name

EO Contact Note

Monitoring Needs Comments

Research Needs Comments

EO Rank

EO Rank Factor Survey Data

Condition of EO

VEG1: Difficult to precisely assess, but ~98% relative cover of natives. Non-invasive exotics present =Cardamine sp. (assuming exotic). VEG2: PHAARU + ILEAQU + CIRARV + RUBLAC = ~ 1.5%. VEG3: Did not score due to phenology. Dominant understory natives in this association are both disturbance tolerators/increasers. VEG4: Some uncertainty regarding how to score this metric for a POPTRE-dominated swamp. At best, moderate size class diversity. VEG5: Abundant POPTRE regen. VEG6: Occurs on the margins of a peatland. Assuming that harvest of surrounding uplands has impacted large CWD. HYD1: Based only on the landscape context, this would receive a D (>60% of contributing watershed is developed). However, there are no known artificial inputs into the wetland, so I rounded up to a C. HYD2/3: There is an artificial ditch from the NW corner of the wetland, but it could have worse impacts. Some excavation from the previous landowners. In general, Hydroperiod likely outside of NRV, but not as bad as it could be. SOI1: Based on 1990s imagery, large chunk of the wetland had peat removed, but some uncertainty with photo interpretation. Impacts from old road grade that crossed the wetland. Fill appears to be from onsite, at least.

Condition Rating

C - Fair

Condition Rating Comments

Score: 2.34 (C+)

Size of EO

~1.5 acres is technically a "C" for small patch types, but I rounded down to D because I felt, if anything, the mapping might slightly inflate the true area. Difficult to map this time of year.

Size Rating

D - Small

Size Rating Comments

Score: 1.00 (D)

Element Occurrence Report

EO ID 9878

Subnational Scientific Name

Populus tremuloides / *Carex obnup*

Shape_ID

41133

Landscape Context

LAN1: Chose not to use the inner and outer zones (although inner LAN1 was 62% and outer was 4%). Overall contiguous natural land cover = 8%. Decided to forego zones because the outer zone was SO developed. LAN2: < 4.0; Many large warehouses. What little natural veg there is would be categorized as Mature Old Field. BUF1: Immediate buffer is 100% natural. BUF2: Avg width = 66 m. BUF3: Very few weeds, but significant soil impacts (neighboring wetland community was reportedly excavated for peat; old road bed; dumping in neighboring uplands; peripheral impacts from road construction)

Land Context Rating

D - Poor

Lands Context Rating Comments

Score: 1.00 (D)

EO Rank D - Poor estimated viability

EO Origin Subrank

EO Rank Adjusted N

EO Rank Date 2020-12-16

EO Rank Comments

EO Rank Specifications Version Used

Description

EO Type

General Description

Min. Elevation

feet

meters

Max. Elevation

feet

meters

Observed Area

acres

hectares

Disturbance

Natural Disturbance Comments

Anthropogenic Disturbance Comments

Old road bed; ditch and partial drainage in NW corner; some peat harvest by previous landowner (~1990s); Some garbage dumping and soil disturbance in the buffer.

Environment

Topographic Position

Description

Basin floor

Slope

Slope

Flat (0 degrees, 0%)

Note

Aspect

Aspect

Flat

Note

Geology Comments

Soil Type

Soil Type

Soil Comments

An organic layer of woody+sedge peat (<40 cm) occurs on top of mineral soil

Wetland

Y

Environment Comments

Small depressional wetland fed by groundwater (no surface water inputs, but very developed landscape). Appears to be saturated or seasonally saturated. Visible water only in the very center of neighboring wet shrubland by late summer. Hydrodynamics are likely sluggish in the neighboring shrubland, but the peripheral areas where the EO is likely have more distinct flooding and drawdown (mobile). Cowardin: PFO/SS1. Subgroup: North Pacific Hardwood Basin Swamp. There is an outlet, but it appears to be higher than the interior of the wetland. Some of this may be complicated by excavation that has occurred within the wetland. pH = 4.9, ec=48.08

Composition

Species Composition

ID

Stratum

Lifeform

Dominant

% Cover

Note

Element Occurrence Report

EO ID 9878

Subnational Scientific Name

Populus tremuloides / *Carex obnup*

Shape_ID

41133

Higher Taxa

Name

Stratum

Lifeform

Dominant

% cover

Other Notable Species

Element ID

Scientific Name

Rank

Note

Structure

General Community Structure

Stratum

Lifeform

Height Class

% Cover

Physiognomic Comments

Unvegetated Surface

Unvegetated

% Cover

Inventory

Imagery

References

Reference Code

Citation

Roll/Frame

Imagery Comments

Ground Survey

Quantitative Method

Plotless

Plot Code

Data Location Comments

Inventory Comments

Protection

More Land

More Protection ? - Questionable

TNC involvement

Protection Comments

MA/Ownership

Managed Area

MA ID

Managed Area Name

Managed Area Type

Contained

Auto-calculated

More Management

Management Comments

Ownership

Owner Type

Owner Name

Owner Note

Owner Comments

Privately owned. Accessible only with permission. At time of first survey, contacts were Scott Maharry of Grette Associates LLC (scottm@gretteassociates.com) and Ken Sandblast of Westlake Consultants, Inc (KSandblast@westlakeconsultants.com)

OwnerInfo_BCD

N

Additional Topics

General Comments

Additional Topics

Topic Keywords

Keywords

Documentation

Boundaries

Image N

References

Reference Code

Full Citation

EO Reference

Primary

Specimen

Specimen Description

CDREV_BCD

N

Version/QC

12/21/2020

5

Element Occurrence Report

EO ID 9878

Subnational Scientific Name

Populus tremuloides / Carex obnup

Shape_ID

41133

Version Tracking

Lead Responsibility

Version Author Name

Transcribed By

Manual File Note

Version Date

Transcription Date

Mapping

Paper Mapping By

Digital Mapping By

tcr

Paper Mapping Date

Digital Mapping Date

12/21/2020 5:56:09PM

Quality Control

Data QC Status

Map QC Status

Comments

Not Reviewed

Data QC By

Map QC By

Other Spatial Attributes

Reference Point

X Coordinate

73909.0700

Y Coordinate

43206.3300

Spatial Attributes

Attribute Name

Attribute Value

Ecoregion

Puget Trough

LONGITUDE_DD

-122.7739

LATITUDE_DD

47.0747

LONGITUDE_DMS

1224626W

LATITUDE_DMS

470429N

UTM_EASTING

517165.064222

UTM_NORTHING

5213489.39722

UTM_ZONE

10

Acreage

2.09034412518

Hectares

0.845933560705

County

3295 - WATHUR

Mapsheet

4266 - 4712217

Physiographic_Province

4 - PT

Town_Range_Section

018N001W - 02 - WM

Watershed

1965 - 17110019

FilingQuad

4712217

Record Maintenance

Record Create User tcr

Record Create Date 12/21/2020 5:24:23PM

Last Modified By tcr

Last Modified Date 12/21/2020 7:30:05PM

Do Not Exchange N

Last Received Date

Last Received Status

Last Data Exchange

Last Succeeded Date

Sarah Schelling

From: Rothwell, Rebecca (ECY) <rebs461@ECY.WA.GOV>
Sent: Wednesday, December 23, 2020 8:11 AM
To: Joe Brogan; 'Scott Maharry'; Ken Sandblast (KSandblast@westlakeconsultants.com); Chad Wallin
Cc: Yahnke, Amy (ECY); Sarah Schelling
Subject: Wetland at 3000 Marvin Rd NE
Attachments: WNHP_3000_Marvin_RD_Report_w_Appendix.pdf

External Email Warning! Use caution before clicking links or opening attachments.

All,

Thank you for facilitating DNR's wetland evaluation at the site. DNR summarized their findings in the attached report. They determined that Wetland B is a Wetland of High Conservation Value (WHCV) based on the occurrence of a particular rare plant association, *Populus tremuloides* / *Carex obnupta* Swamp Forest.

According to the Thurston County critical areas code, the required buffer width for a WHCV is 250 feet. Therefore, Wetland B's buffer would largely extend into the area proposed for wetland creation adjacent to Wetland A.

Ecology would like to discuss with you an alternative method of compensation for the proposed impacts to Wetland C that would involve preservation of the remainder of the site outside the development footprint. Our hope is to secure protection to the WHCV in perpetuity, while at the same time assisting you in providing on-site mitigation without disturbing Wetland B's buffer.

We will need to discuss this internally with our wetlands technical team, and our next meeting is on January 28. We'd like to set up a time to talk with you shortly thereafter to go over mitigation options. Amy Yahnke and I are available on the following dates and times:

Jan 29
Feb 1, anytime except from 11 to noon
Feb 2 and 9, anytime except from 1:30 to 3:30
Feb 10-11
Feb 12, anytime except from 1 to 3.

Please let us know your availability so that we can schedule a time to work through the mitigation options. Thank you.

Rebecca Rothwell

Wetlands Specialist/Shorelands Technical and Regulatory Lead
WA Department of Ecology | desk: 360-407-7273; cell: 360-810-0025
This communication is a public record and may be subject to disclosure per RCW 42.56.





Planning | Engineering | Surveying

Memorandum

Phone: 503 684-0652

Date: February 11, 2021

To: Scott Maharry & Chad Wallin – Grette Associates

From: Ken Sandblast, AICP

cc: Dianna Cassey - UHS

RE: Lacey WA - Olympia Behavioral Health Site
Stormwater Design and Wetland Buffer

As per our e-meeting on January 29th with Department of Ecology to review wetland designations and buffers, this memorandum is provided in response to Rebecca Rothwell's request for additional details on the stormwater facility design proposed for the Olympia Behavioral Health (OBH) hospital that is currently pending land use approval at the City of Lacey, WA. More specifically, the stormwater facility design from its discharge location into and through the 140' wetland buffer lying between the developed area in the eastern third of the site and the delineated wetlands lying in the central area of the property.

Attached are two plan sheets depicting the OBH stormwater facility location upon the property, as well as facility design details. Depicted in green color on Sheet P500 is the 100' wide dispersion area within the wetland buffer that was discussed at our January 29th meeting.

As depicted on Sheet P501, the OBH stormwater facility is a sheet flow dispersion design as per the current City of Lacey Stormwater Manual and includes design details of the dispersion trench. The 100' wide dispersion area is the minimum required width and will be fully integrated with the 140' wetland buffer area.

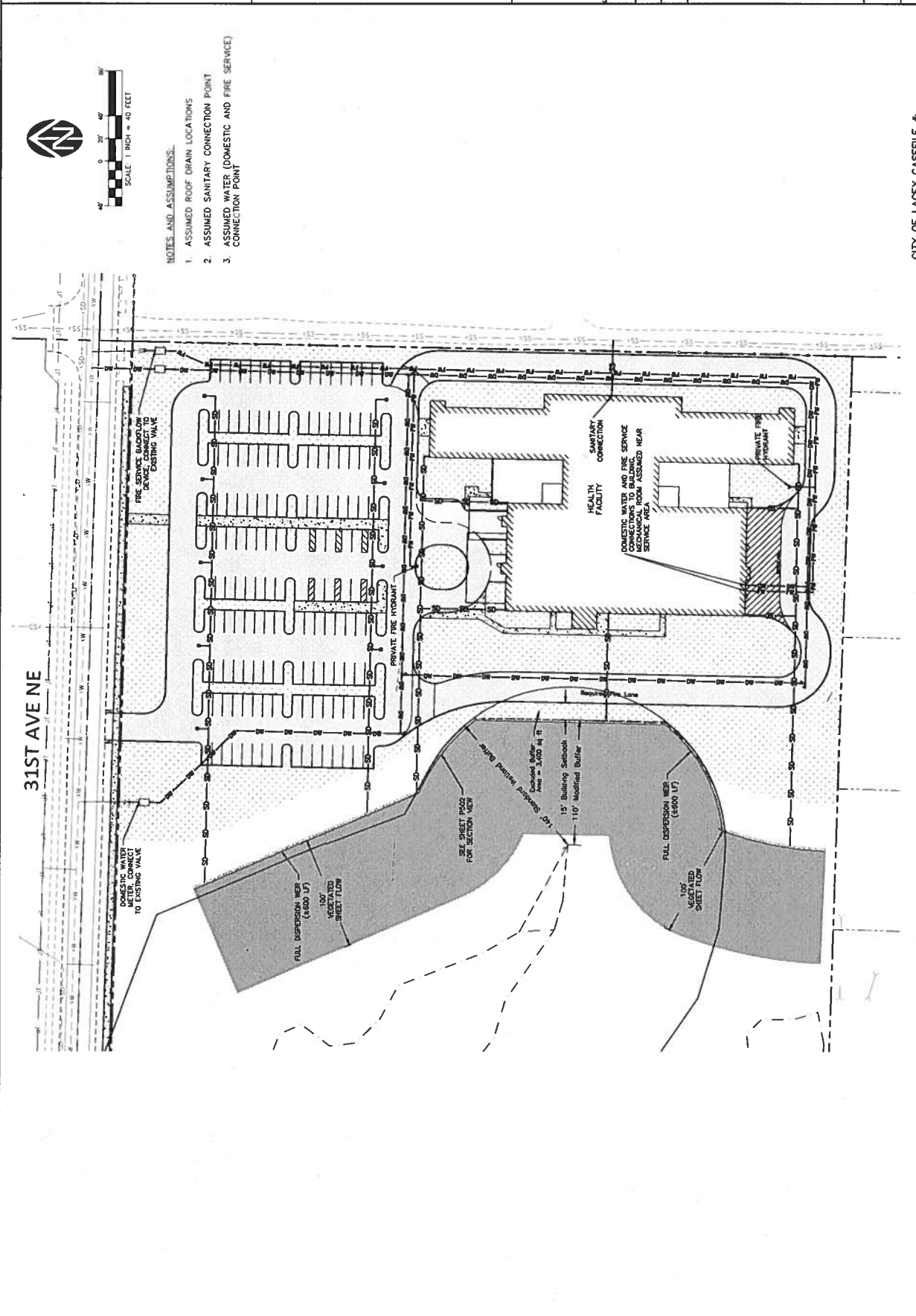
Within the eastern half of the property, the existing site topography slopes from east to west through the site and within the 100' dispersion area the existing topography



has minor undulations with random 0-2' elevation. In recognition of the wetland buffer area, the sheet flow dispersion final design will minimize grading disturbance within the dispersion area to only the extent necessary to contain the sheet flow and convey the sheet flow westerly. No mass grading of the 100' wide dispersion area is planned.

Further, the final design for the 100' wide area dispersion area includes protection and retention of existing native trees to the greatest extent practicable. In addition, the final design of the dispersion area will include integration with any required wetland buffer restoration planting plan in our efforts to achieve the maximum functional value within the wetland buffer area.

Overall, the stormwater approach for this project has evolved over the past year and half to meet both City of Lacey stormwater standards with a sheet flow dispersion design while protecting unique wetlands and enhancing the buffer area located upon the property.



CITY OF LACEY CASEFILE #:

[illegible]

OK						
----	--	--	--	--	--	--

On 10/10/2014

CLUBS DO NOT LOOK DOWN
UPON US AS WE KNOW OUR
OWN HISTORY AND WE ARE
NOT GOING TO LET ANYONE
TALK US OUT OF IT.



OLYMPIA BEHAVIORAL HEALTH
LACEY, WASHINGTON
FLOW DISPERSION TRENCH
SECTION

WESTLAKE CONSULTANTS
Planning | Engineering | Surveying

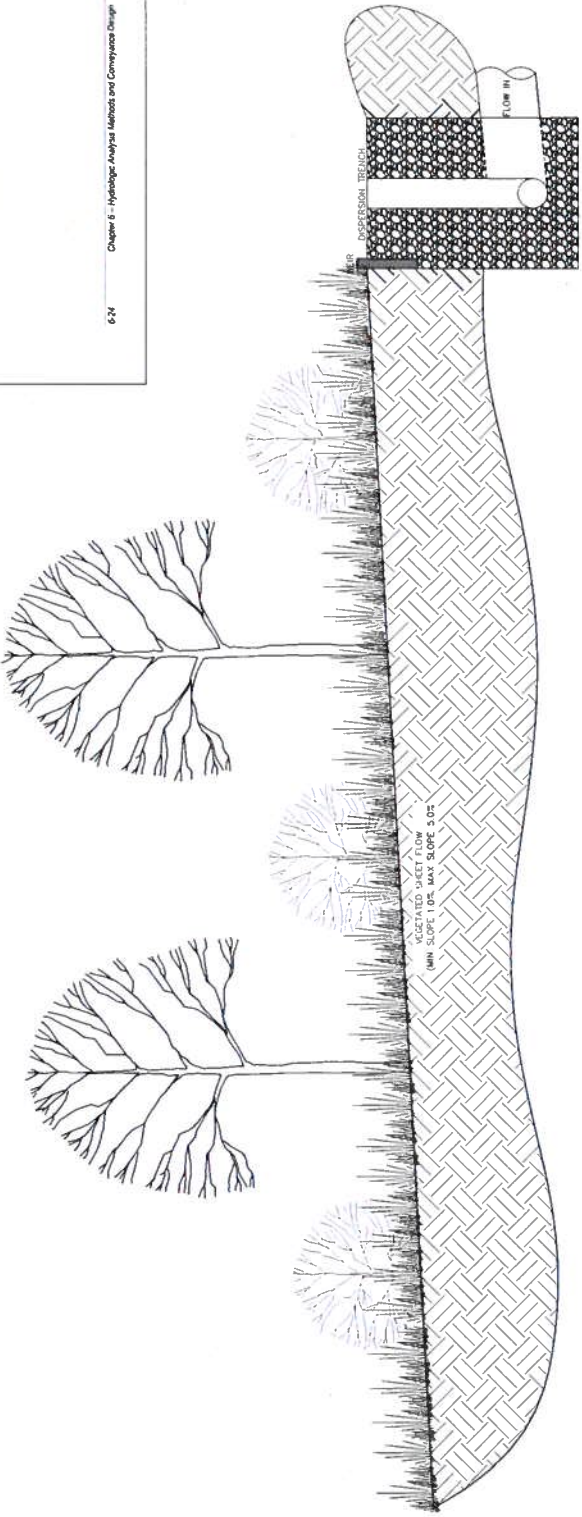
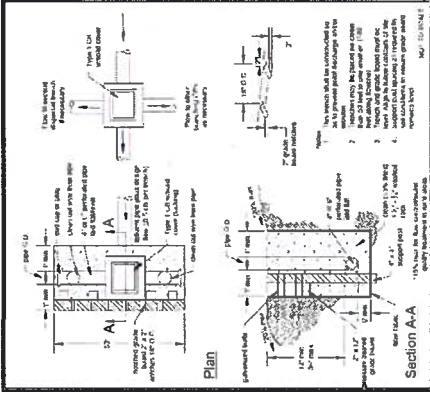


Figure 6.6. Flow Dispersal Trench.



CITY OF LACEY 2016 STORMWATER DESIGN MANUAL



Rebecca Rothwell
Wetland Specialist/Shorelines Technical and Regulatory Lead
WA State Department of Ecology

February 12, 2021

Re: Olympia Behavioral Health Hospital Project (19-92) – 3000 Marvin Rd. NE Lacey, WA

Dear Ms. Rothwell:

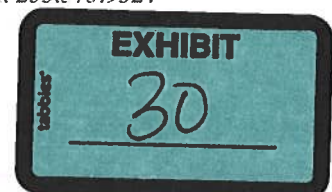
As you know, staff from the Washington State Department of Ecology (Ecology), the City of Lacey (City), and representatives of Universal Health Services, Inc. (the applicant for the Olympia Behavioral Health Hospital project) met virtually on January 29, 2021 to discuss the applicant's proposal to mitigate for impacts related to the proposed development of the parcel at 3000 Marvin Road NE. Under that proposal (outlined in a letter to Ecology dated January 15, 2021 from Grette Associates), wetland creation adjacent to Wetland A along with preservation of Wetlands, A, B and D would be used to compensate for the filling of Wetland C (Category III, 0.37 acre) and a small portion of Wetland A (Category III, 0.03 acre).

Also discussed during the meeting was the determination by the Washington Department of Natural Resources (DNR) on December 16, 2020 that a rare plant community is present within Wetland B, thus classifying Wetland B as a *Wetland of High Conservation Value* (WHCV). Under that classification, Wetland B is now rated as a Category I wetland.

After consultation with department wetland scientists, Ecology described a mitigation approach that would utilize preservation as the sole means of compensating for impacts to Wetland C. Under this approach, the preservation ratio from the draft *Wetland Mitigation in Washington State Part 1: Agency Policies and Guidance* (the "Draft Joint Guidance"; Ecology, USACE, and EPA 2020) would be used to determine the minimum amount of preservation required to offset the impacts. Ecology demonstrated that the preservation of Wetlands A, B, and D along with their associated buffers would adequately compensate for the impacts to Wetland C based on the applicable preservation ratio of 8:1 (Table 6B-1 in the Draft Joint Guidance [pg. 115]). As preservation would (under this approach) adequately compensate for the impacts to Wetland C, the revised mitigation proposal outlined below does not include the creation of wetland area adjacent to Wetland A.

Revised Mitigation Proposal

According to the Draft Joint Guidance, preservation of high-quality wetlands, such as Category I wetlands that are classified as *Wetlands of High Conservation Value* (WHCV) as well as those wetlands that are determined to be under demonstrable threat, is an acceptable standalone mitigation strategy for compensatory mitigation (pg. 114; Ecology, USACE, and EPA 2020). Wetland B is a Category I WHCV and all three wetlands proposed for preservation (Wetlands A, B and D) are within the City of Lacey's Urban Growth Area where a demonstrable threat of loss and/or degradation is present. These conditions meet the preservation criteria defined in the Draft Joint Guidance.



Based on Table 6B-1 in the Draft Joint Guidance, Category III wetlands that are affected as a result of a proposed project are to be compensated for using an 8:1 ratio when proposing preservation. As such, a minimum of 2.96 acres of wetland preservation would be required to compensate for the 0.37 acres of permanent impact associated with Wetland C. In total, the area proposed for preservation of Wetland B (2.50 acres), Wetland A (0.90 acre), and Wetland D (0.14 acre) is 3.44 acres (Table 1).

Table 1. Wetland Impact and Preservation Summary

Wetland (Category)	Impact acres	Impact acres at 8:1 ratio	Preservation acres
Wetland A (III)	-	-	0.90
Wetland B (I)	-	-	2.50
Wetland C (III)	0.37	2.96	-
Wetland D (III)	-	-	0.14
Total	0.37	2.96	3.44

Based on Ecology's recommendation to utilize the 8:1 preservation ratio defined in the Draft Joint Guidance, the preservation of 3.44 acres of on-site wetland area as well as the preservation of their associated buffers will adequately compensate for the permanent impacts to Wetland C. At Ecology's urging, the revised mitigation approach no longer includes the 0.03 acre of permanent wetland impacts associated with Wetland A and the creation of 0.40 acre of wetland adjacent to Wetland A.

The City, in Lacey Municipal Code (LMC) Section 14.28.465, requires a preservation ratio of between 10:1 and 20:1 when preservation is the only means of compensation for wetland impacts. According to City staff during the January 29 meeting, Ecology's recommendation of using the updated ratio in the Draft Joint Guidance constitutes Best Available Science, and therefore the City could approve the use of the lower preservation ratio at Ecology's recommendation.

In addition to the preservation actions outlined above, the applicant would include in the revised mitigation approach efforts to remove invasive reed canary grass from within Wetland B. For a period of three years, the applicant will conduct reed canary grass control and removal operations within Wetland B. Removal efforts will be limited to the use of hand-operated tools that can be carried into and out of the wetland on foot, so as to avoid significant disturbance to the wetland and surrounding forested vegetation. Removal actions will be based on methods recommended by local and state agencies, and will focus on preventing propagation by seed dispersal as well as vegetative spread through rhizome removal. Any ground disturbance will be immediately stabilized and seeded with an Ecology-approved wetland seed mix native to the south Puget Sound area.

Under the revised mitigation approach, the applicant would also commit to conducting four years of hydrology monitoring within Wetland A. Hydrology monitoring, utilizing both surface (water depth sensor) and shallow groundwater (piezometer) remote monitoring, would commence once all local and state regulatory approvals are in place and include data collection for the period prior to construction and operation of the stormwater collection and dispersion system. This data would be compared with data collected during the three subsequent years of the site's operation.

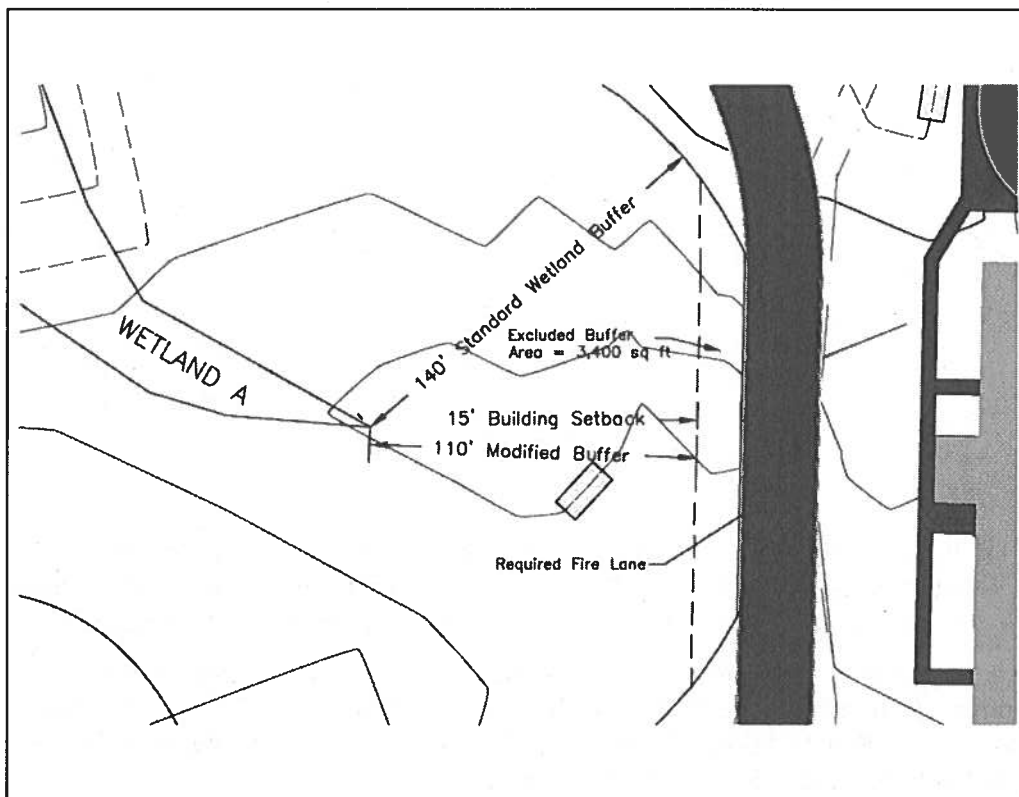
Proposed Wetland Buffer Modification

As the revised conceptual mitigation plan was reconfigured to exclude permanent impacts to Wetland A, the proposed project can no longer comply with the standard buffer width associated with Wetland A. This is due to the peculiar shape of the southeast portion of Wetland A (a ditch-like point) and a lack of feasible alternatives to reposition the required fire lane around the proposed building. Upon review of Chapter 14.28 of the LMC, there is very limited flexibility to allow for a wetland buffer modification. City staff confirmed that the project does not meet the requirements to utilize wetland buffer averaging, and furthermore would not meet the criteria to obtain a variance to the buffer standards defined in Chapter 14.28 of the LMC. The LMC does not include a provision for an administrative buffer reduction.

The only feasible solution to allow the project to move forward (and preserve the remaining wetlands onsite) is to request a buffer modification based on the language in LMC 14.28.280. Under this section, the City may approve a modified buffer width through consultation with Ecology and based on BAS. City staff indicated they would be receptive to allowing such a modification upon Ecology's recommendation.

The proposed project is requesting a modification of the standard buffer width from 140 feet to 110 feet (21 percent reduction) in the specific portion of buffer associated with the eastern portion of Wetland A (Figure 1). A 15-foot building setback required by LMC 14.28.340 would also be included, as shown below. The area excluded from the 140-foot buffer would be approximately 3,400 square feet, including the 15-foot building setback and the area occupied by the fire lane.

Figure 1. Proposed Wetland A buffer modification.



According to Ecology's *Wetlands in Washington State: Volume 2 – Protecting and Managing Wetlands* (Granger et al. 2005), wetland buffers may be reduced (pending approval) up to 25 percent if a proposed project implements mitigation measures. As summarized above, the proposed project will preserve all wetlands which include the preservation of a WHCV, as well as approximately 10 acres of mature structurally diverse native forest which provides high quality buffer functions. Preservation of the wetlands provides more mitigation than that required by the Draft Joint Guidance for impacts to Wetland C (Table 1). Given the high-functioning forested conditions of the existing buffer area, as well as the topography in that area indicating the reduced buffer will not contribute to surface flow toward Wetland A, it is Grette Associates' professional opinion that a 21 percent buffer reduction in this area would not result in an adverse impact to the existing functions of the buffer or wetland, and that the preservation of the on-site wetland and buffer habitats will compensate for this minor buffer modification.

In summary, the proposed project will revise the conceptual mitigation plan to utilize the 8:1 preservation ratio defined in the Draft Joint Guidance and no longer propose wetland creation or permanent impacts to Wetland A. Additionally, Grette Associates requests acceptance of the proposed wetland buffer reduction to the specific area shown in the figure above. There are no feasible design alternatives to avoid the proposed wetland buffer modification. The proposed project has been designed such that wetland and buffer impacts on the subject property have been avoided and minimized to the greatest extent practicable. Furthermore, as part of this proposal the remaining wetlands and forested buffers on the site will be preserved in perpetuity, including a Wetland of High Conservation Value (Wetland B).

If you have any questions, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,

GRETTE ASSOCIATES, LLC



Chad Wallin
Biologist

References:

- Granger, T., T. Hruby, A. McMillan, D. Peters, J. Rubey, D. Sheldon, S. Stanley, E. Stockdale. April 2005. *Wetlands in Washington State – Volume 2: Guidance for Protecting and Managing Wetlands*. Washington State Department of Ecology. Publication #05-06-008. Olympia, WA.
- Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. October 2020. *Draft Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 2)*. Washington State Department of Ecology Publication #20-06-010. Olympia, WA.

Sarah Schelling

From: Rothwell, Rebecca (ECY) <rebs461@ECY.WA.GOV>
Sent: Wednesday, February 24, 2021 12:46 PM
To: 'Chad Wallin'; Sarah Schelling
Subject: RE: Wetland at 3000 Marvin Rd NE

External Email Warning! Use caution before clicking links or opening attachments.

Thanks, Sarah. Ecology supports having the applicant compensate for indirect wetland impacts due to reduced buffer on the east end of Wetland A by using on-site wetland preservation as discussed below.

Rebecca Rothwell

Wetlands Specialist/Shorelands Technical and Regulatory Lead
WA Department of Ecology | desk: 360-407-7273; cell: 360-810-0025
This communication is a public record and may be subject to disclosure per RCW 42.56.

From: Chad Wallin <ChadW@gretteassociates.com>
Sent: Wednesday, February 24, 2021 11:44 AM
To: Sarah Schelling <sschelli@ci.lacey.wa.us>
Cc: Rothwell, Rebecca (ECY) <rebs461@ECY.WA.GOV>
Subject: RE: Wetland at 3000 Marvin Rd NE

THIS EMAIL ORIGINATED FROM OUTSIDE THE WASHINGTON STATE EMAIL SYSTEM - Take caution not to open attachments or links unless you know the sender AND were expecting the attachment or the link

Thanks for the update Sarah.

Chad Wallin
Biologist
GRETT ASSOCIATES^{LLC}
2102 N 30th, Ste A Tacoma, WA 98403
253-573-9300 Phone 253-573-9321 Fax
www.gretteassociates.com

Notice: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you

From: Sarah Schelling <sschelli@ci.lacey.wa.us>
Sent: Wednesday, February 24, 2021 11:37 AM
To: Chad Wallin <ChadW@gretteassociates.com>
Cc: Rothwell, Rebecca (ECY) <rebs461@ECY.WA.GOV>
Subject: RE: Wetland at 3000 Marvin Rd NE

Hi Chad;



Thanks, I have been reviewing the docs and our wetland ordinance and I think the approach can be supported by the City. I will let Rebecca know and ask her to send an email/memo that confirms they also support the approach.

Let me know if you have any questions.

Thanks, Sarah

From: Chad Wallin <ChadW@gretteassociates.com>
Sent: Wednesday, February 24, 2021 10:10 AM
To: Sarah Schelling <sschelli@ci.lacey.wa.us>
Subject: FW: Wetland at 3000 Marvin Rd NE

External Email Warning! Use caution before clicking links or opening attachments.

Good morning Sarah,
I just wanted to follow up to see if you had any feedback to Rebecca's comments regarding the proposed buffer modification and if the City is receptive to that strategy.

Chad Wallin
Biologist
GRETT ASSOCIATES^{LLC}
2102 N 30th, Ste A Tacoma, WA 98403
253-573-9300 Phone 253-573-9321 Fax
www.gretteassociates.com

Notice: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you

From: Rothwell, Rebecca (ECY) <rebs461@ECY.WA.GOV>
Sent: Friday, February 19, 2021 2:07 PM
To: Chad Wallin <ChadW@gretteassociates.com>; Yahnke, Amy (ECY) <ayah461@ECY.WA.GOV>
Cc: Scott Maharry <scottm@gretteassociates.com>; 'Cassey, Dianna' <Dianna.Cassey@uhsinc.com>; 'Sarah Shelling' <sschelli@ci.lacey.wa.us> <sschelli@ci.lacey.wa.us>; 'Ken Sandblast' <KSandblast@westlakeconsultants.com>
Subject: RE: Wetland at 3000 Marvin Rd NE

Thanks, Chad—I figured the calculations would work out, since the area of indirect impacts is quite small. After we hear back from Sarah and Ken, we should be ready to proceed to the detailed mitigation plan.

Rebecca Rothwell
Wetlands Specialist/Shorelands Technical and Regulatory Lead
WA Department of Ecology | desk: 360-407-7273; cell: 360-810-0025
This communication is a public record and may be subject to disclosure per RCW 42.56.

From: Chad Wallin <ChadW@gretteassociates.com>
Sent: Thursday, February 18, 2021 10:34 AM
To: Rothwell, Rebecca (ECY) <rebs461@ECY.WA.GOV>; Yahnke, Amy (ECY) <ayah461@ECY.WA.GOV>
Cc: Scott Maharry <scottm@gretteassociates.com>; 'Cassey, Dianna' <Dianna.Cassey@uhsinc.com>; 'Sarah Shelling' <sschelli@ci.lacey.wa.us> <sschelli@ci.lacey.wa.us>; 'Ken Sandblast' <KSandblast@westlakeconsultants.com>
Subject: RE: Wetland at 3000 Marvin Rd NE

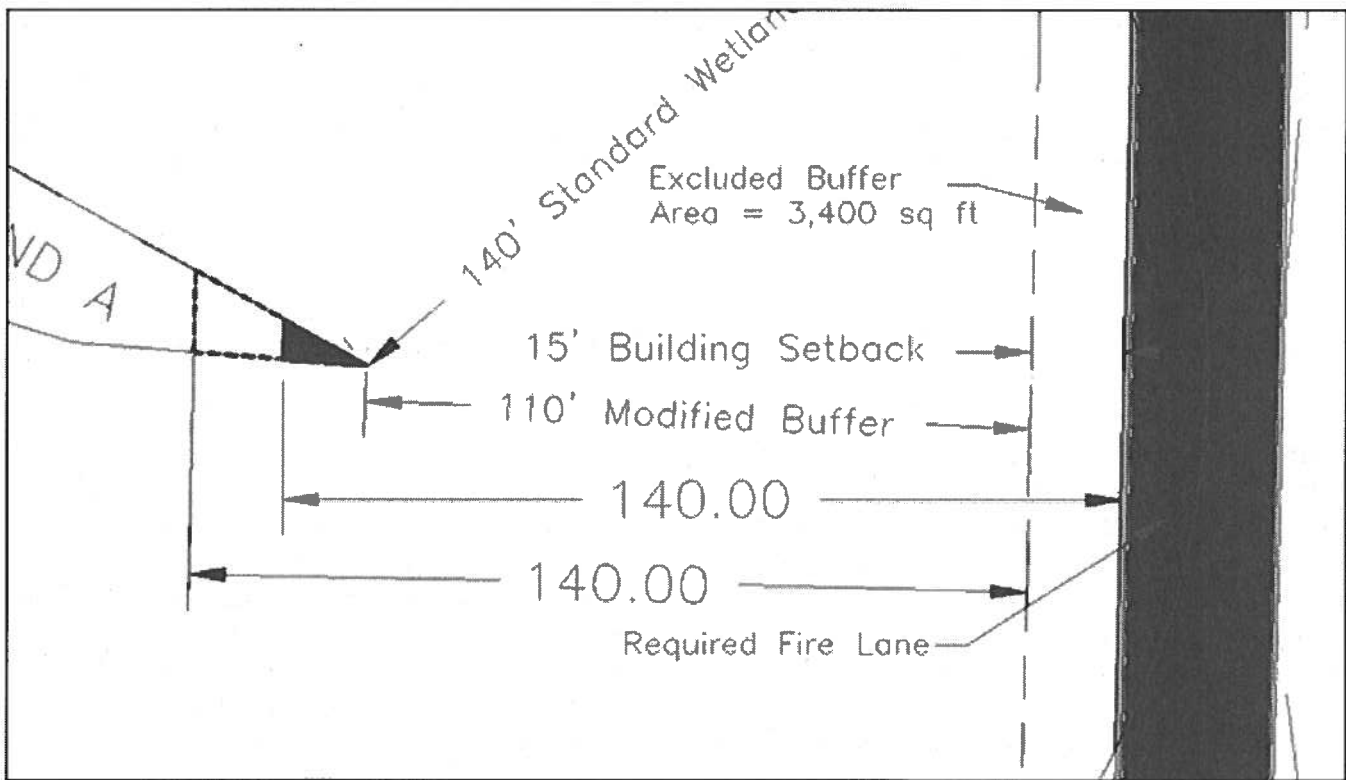
THIS EMAIL ORIGINATED FROM OUTSIDE THE WASHINGTON STATE EMAIL SYSTEM - Take caution not to open attachments or links unless you know the sender AND were expecting the attachment or the link

Good morning Rebecca,

Provided below is a screenshot from AutoCAD that shows a 140 ft. offset from the western edge of the fire lane. The red wedge shown below is approximately 47 sq. ft. and applying the 4:1 ratios results in 188 sq. ft. (0.004 acres). We also calculated the with a 140 ft. offset from the 110 ft. modified buffer which accounts for approximately 200 sq. ft. Applying the 4:1 ratio to this area results in 800 sq. ft. (0.018 acres). In summary, the surplus of preservation (0.48 acres) will cover the 0.004/0.018 acres of indirect wetland impacts associated with the proposed buffer modification.

Ken, should be responding to your comment regarding potential alternatives to treated timber within the next few days.

If you have any questions, please let me know.



Chad Wallin
Biologist
GRETT ASSOCIATES^{LLC}
2102 N 30th, Ste A Tacoma, WA 98403
253-573-9300 Phone 253-573-9321 Fax
www.gretteassociates.com

Notice: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you

From: Rothwell, Rebecca (ECY) <rebs461@ECY.WA.GOV>

Sent: Wednesday, February 17, 2021 2:04 PM

To: Chad Wallin <ChadW@gretteassociates.com>; Yahnke, Amy (ECY) <ayah461@ECY.WA.GOV>

Cc: Scott Maharry <scottm@gretteassociates.com>; 'Cassey, Dianna' <Dianna.Cassey@uhsinc.com>; 'Sarah Shelling' <sschelli@ci.lacey.wa.us> <sschelli@ci.lacey.wa.us>; 'Ken Sandblast' <KSandblast@westlakeconsultants.com>

Subject: RE: Wetland at 3000 Marvin Rd NE

One more quick thing—I see from the stormwater memo that treated wood is proposed for the notched weir. Is there an alternative that can be used for this purpose, something that won't leach chemicals that could have an adverse impact on water quality or wildlife?

Rebecca Rothwell

Wetlands Specialist/Shorelands Technical and Regulatory Lead

WA Department of Ecology | desk: 360-407-7273; cell: 360-810-0025

This communication is a public record and may be subject to disclosure per RCW 42.56.

From: Rothwell, Rebecca (ECY)

Sent: Wednesday, February 17, 2021 2:01 PM

To: 'Chad Wallin' <ChadW@gretteassociates.com>; Yahnke, Amy (ECY) <ayah461@ECY.WA.GOV>

Cc: Scott Maharry <scottm@gretteassociates.com>; Cassey, Dianna <Dianna.Cassey@uhsinc.com>; Sarah Shelling <sschelli@ci.lacey.wa.us> <sschelli@ci.lacey.wa.us>; Ken Sandblast <KSandblast@westlakeconsultants.com>

Subject: RE: Wetland at 3000 Marvin Rd NE

Chad,

Thanks for such a quick turnaround on this. I've reviewed your revised proposal and have the following comments:

- Just using straight ratios from the draft interagency guidance for preservation puts the project in a good compensation position, with a 0.48-ac. surplus.
- When Ecology looks at buffer impacts, we typically consider them as indirect wetland impacts, since we don't directly regulate buffers. Commonly we use half the ratio for indirect impacts that we would for direct impacts, so in this case it would be 4:1 preservation. The area of indirect impacts is the area of the wetland that doesn't have an adequate buffer. We determine this by drawing the buffer from the edge of the development in toward the wetland and then look at how much area of the wetland has insufficient buffer. So the wetland area that's indirectly impacted would be some portion of the eastern end of Wetland A. I'll let you do this area calculation so we can see whether the 0.48 ac. of surplus preservation would cover this. If the City is willing to accept this approach based on Ecology's recommendation, that would resolve the buffer issues. If this approach doesn't work for the City, we'll continue the conversation.
- Just as an FYI, the mitigation measures you mention at the top of page 4 of the memo are measures to minimize the effects of the development on the remaining wetland(s). These include things like planting a dense hedgerow, shielding lights, minimizing noise, etc. They are different from the compensatory mitigation required to offset direct wetland impacts.

Let's see what Sarah has to say about the buffer and then follow up with next steps.

Rebecca Rothwell

Wetlands Specialist/Shorelands Technical and Regulatory Lead

WA Department of Ecology | desk: 360-407-7273; cell: 360-810-0025

This communication is a public record and may be subject to disclosure per RCW 42.56.

From: Chad Wallin <ChadW@gretteassociates.com>

Sent: Friday, February 12, 2021 12:40 PM

To: Rothwell, Rebecca (ECY) <rebs461@ECY.WA.GOV>; Yahnke, Amy (ECY) <ayah461@ECY.WA.GOV>
Cc: Scott Maharry <scottm@gretteassociates.com>; Cassey, Dianna <Dianna.Cassey@uhsinc.com>; Sarah Shelling
(sschelli@ci.lacey.wa.us) <sschelli@ci.lacey.wa.us>; Ken Sandblast <KSandblast@westlakeconsultants.com>
Subject: RE: Wetland at 3000 Marvin Rd NE

THIS EMAIL ORIGINATED FROM OUTSIDE THE WASHINGTON STATE EMAIL SYSTEM - Take caution not to open attachments or links unless you know the sender AND were expecting the attachment or the link

Good afternoon Rebecca,

As discussed, please see the attached revised conceptual mitigation strategy and stormwater dispersion summary. If you wouldn't mind responding to this email for our records it would be greatly appreciated and feel free to give me a call if you have any questions.

Regards,

Chad Wallin
Biologist
GRETT ASSOCIATES^{LLC}
2102 N 30th, Ste A Tacoma, WA 98403
253-573-9300 Phone 253-573-9321 Fax
www.gretteassociates.com

Notice: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you



CITY COUNCIL
ANDY RYDER
Mayor
CYNTHIA PRATT
Deputy Mayor

LENNY GREENSTEIN
MICHAEL STEADMAN
CAROLYN COX
ED KUNKEL
MALCOLM MILLER

CITY MANAGER
SCOTT SPENCE

MITIGATED DETERMINATION OF NONSIGNIFICANCE

SEPA/Case Number: 19-92

Description of Proposal: Olympia Behavioral Health

Proponent: Construction of a 75,900 square foot, 85 bed behavioral health hospital and associated site improvements. A wetland development permit is included for impacts to on-site wetlands. The facility is classified as a Type II Essential Public Facility.

Location of Proposal: 3000 Marvin Road Northeast, Lacey Washington 98516. The parcel number is 118023102000

Lead Agency: City of Lacey Community Development Department

Threshold Determination: As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that, with the mitigation described in the conditions below, the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under Chapter 36.70A RCW and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a significant adverse impact upon the environment, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C), and the City of Lacey will not require additional mitigation measures under SEPA, other than those described below. This decision was made after review of an Environmental Checklist and other information on file with the City. This information is available to the public upon request.

☐ There is no comment period for this DNS.

☐ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by

☒ The comment period, pursuant to WAC 197-11-355, was combined with the Notice of Application comment period, using the Optional DNS Process. The comment period closed on September 11, 2020.

Environmental Conditions:



1. Traffic impact fees mitigating impacts to Thurston County roads in an amount not to exceed \$22,000 (as determined by Thurston County) shall be paid prior to building permit issuance to the City of Lacey. The City of Lacey will then forward to Thurston County the collected impact fees.
2. Marvin Road Concurrency payments for three (3) PM peak hour trips shall be made to Thurston County prior to issuance of the building permits for the project. Confirmation of payment from Thurston County shall be provided to the City of Lacey prior to issuance of the building permit.
3. All mitigation measures volunteered by the developer and described within each element of the submitted environmental checklist shall be implemented into the design and/or development of the proposed development.

Findings of Fact:

1. Thurston County Public Works Department provided comments dated October 15, 2020 identifying two (2) County road projects that will be impacted by traffic generated by this proposal. Three (3) p.m. peak hour trips will impact County Road Project No. 61478 Marvin Road (Pacific Avenue/SR510 to Mullen) with a proportionate per trip cost of \$7,000.00, and two (2) p.m. peak hour trips will impact County road project No. 61338 Meridian Rd (Martin Way – City Limits) with a proportionate per trip cost of \$500. Based on the review of the application materials and comments received from Thurston County, it is determined that the identified probably significant adverse impact to the Thurston County road system will be mitigated with the payment of traffic impact fees to Thurston County prior to building permit issuance for each building.
2. In the comments dated October 15, 2020, The Thurston County Public Works Department added that the County has determined the Marvin Road corridor is at capacity at four intersection locations on the Marvin Road corridor (Marvin/Union Mills, Marvin/19th, Marvin/25th, Marvin/Mullen), and that these intersections will be impacted by three (3) trips associated with this project and will drop below adopted LOS requirements in 2020. Based on review of the submitted materials it has been determined that the applicant shall mitigate the impact by purchasing reserve roadway trips pursuant to the Thurston County memorandum by the County Engineer dated June 30, 2015 and accompanying white paper, "Marvin Road Corridor Concurrency White Paper".
3. No other probable significant adverse impacts were identified through the review of the environmental checklist and application materials that would not be addressed and/or governed by the provisions of the Lacey Municipal code.

Assigned Staff Person: Sarah Schelling, Senior Planner

Responsible Official: Rick Walk, AICP, Director of Community & Economic Development

Address: 420 College Street SE, Lacey, WA 98503

Phone: (360) 491-5642 **Fax:** (360) 438-2669

Date: April 1, 2021

Signature: Sarah Schelling

Appeal Deadline: 5:00 p.m. on April 15, 2021

NOTE: Pursuant to RCW 43.21.C.075 and Lacey City Code 14.24.170(A), a project denial based upon environmental information, and a conditioned or mitigated Determination of Nonsignificance (DNS) may be appealed by any agency or aggrieved person. Appeals are filed either with the Community Development Department when there is also an underlying governmental action or with the City Council if there is no underlying governmental action. Appeals to the City Council must be filed within fourteen (14) days of the issuance of the written decision (refer to the Lacey City Code for time periods on appeals filed with the Community Development Department).

cc: Applicant
Department of Ecology
Reviewing agencies

Sarah Schelling

From: Caserta, Kevin T <Kevin.Caserta@providence.org>
Sent: Friday, April 02, 2021 1:25 PM
To: Sarah Schelling
Cc: Maki, Angela L
Subject: Letter of Support for Olympia Behavioral Health
Attachments: Kevin Caserta Olympia Behavioral Health Letter of Support.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Schelling,

Please see my below letter of support for the Olympia Behavioral Health 85-bed inpatient psychiatric hospital. I have also attached a signed letter.

Thank you,

Kevin

Kevin Caserta, MD
Site Administrator, Providence Centralia Hospital
CMO, Acute Ministries Providence SW WA

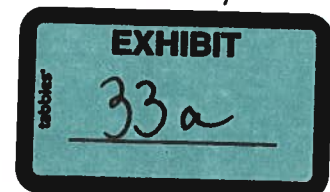
Sarah Schelling, AICP
Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, WA 98503

sschelli@ci.lacey.wa.us

Dear Ms. Schelling,

I am blessed to serve as the Chief Medical Officer of Providence in Southwest Washington. Daily I am witness to the struggles of the most vulnerable people in our community. I observe those needing behavioral health beds, who are stranded in our emergency department because there are not enough psychiatric beds available in our community. For example, in 2019, Providence St. Peter Hospital averaged 67 ITA/boarding patients in our Emergency Center each month. Despite all our efforts, a busy emergency department does not provide the healing environment which best serves our patients in crisis.

Our proposed hospital, Olympia Behavioral Health (OBH) is a Joint Venture between Providence St. Peter Hospital and UHS/BHC Fairfax Hospital, Inc. OBH's vision is to be recognized as the premier regional provider of innovative, compassionate behavioral health services, which will enhance the health of the community.



We are committed to providing a broad scope of services. OBH will provide acute inpatient behavioral health care, partial hospitalization, and outpatient and residential treatment programs for children, adolescents, and adults. We will provide services dedicated to addiction and chemical dependency, bipolar disorders, depression, geriatric needs, post-traumatic stress, and psychotic diagnoses. I can't stress enough the importance of bringing these services to fruition, especially as we recover from the COVID-19 pandemic. We are unfortunately seeing patients come to us in a higher level of acuity than ever before.

As Providence and Fairfax, we have a history of meeting the health care needs of the community and region, including their behavioral health needs. We are a known provider of high-quality behavioral health care with demonstrated expertise in operating successful, well-respected behavioral health hospitals. Please, for the sake of our community and the unmet needs of the behavioral health patients, I urge the City of Lacey to approve the Type II Essential Public Facility Conditional Use Permit for the Olympia Behavioral Health 85-bed inpatient psychiatric hospital.

Respectfully,

Kevin Caserta, MD
Chief Medical Officer, Providence Southwest Washington
Providence St. Peter and Centralia Hospitals

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.



Sarah Schelling, AICP
Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, WA 98503

sschelli@ci.lacey.wa.us

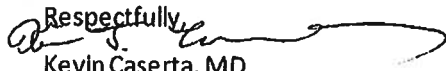
Dear Ms. Schelling,

I am blessed to serve as the Chief Medical Officer of Providence in Southwest Washington. Daily I am witness to the struggles of the most vulnerable people in our community. I observe those needing behavioral health beds, who are stranded in our emergency department because there are not enough psychiatric beds available in our community. For example, in 2019, Providence St. Peter Hospital averaged 67 ITA/boarding patients in our Emergency Center each month. Despite all our efforts, a busy emergency department does not provide the healing environment which best serves our patients in crisis.

Our proposed hospital, Olympia Behavioral Health (OBH) is a Joint Venture between Providence St. Peter Hospital and UHS/BHC Fairfax Hospital, Inc. OBH's vision is to be recognized as the premier regional provider of innovative, compassionate behavioral health services, which will enhance the health of the community.

We are committed to providing a broad scope of services. OBH will provide acute inpatient behavioral health care, partial hospitalization, and outpatient and residential treatment programs for children, adolescents, and adults. We will provide services dedicated to addiction and chemical dependency, bipolar disorders, depression, geriatric needs, post-traumatic stress, and psychotic diagnoses. I can't stress enough the importance of bringing these services to fruition, especially as we recover from the COVID-19 pandemic. We are unfortunately seeing patients come to us in a higher level of acuity than ever before.

As Providence and Fairfax, we have a history of meeting the health care needs of the community and region, including their behavioral health needs. We are a known provider of high-quality behavioral health care with demonstrated expertise in operating successful, well-respected behavioral health hospitals. Please, for the sake of our community and the unmet needs of the behavioral health patients, I urge the City of Lacey to approve the Type II Essential Public Facility Conditional Use Permit for the Olympia Behavioral Health 85-bed inpatient psychiatric hospital.

Respectfully,

Kevin Caserta, MD
Chief Medical Officer, Providence Southwest Washington
Providence St. Peter and Centralia Hospitals

RECEIVED

APR 03 2021

BY _____

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
City of Lacey
420 College Street SEPO Box 47852
Lacey, WA 98503

Re: Type II Essential Public Facility Conditional Use Permit

Dear Ms Schelling

My name is Annette Stier, Southwest Area Director for Women's and Children's Services, at Providence St Peter Hospital and Providence Centralia Hospital. I have been an employee of Providence since 2008 and feel impelled to write to you about the Providence Health & Services and Fairfax Hospital Behavioral Services to be in Lacey Washington.

Providence St Peter Hospital Pediatric unit is within my scope of responsibility. Are you aware that pediatric suicide has risen significantly over the last few years? Currently we have pediatric psych patients waiting in the emergency department for weeks at a time waiting for beds in out-of-area locations including an 8-year-old laying on a stretcher seeing far more than a child should. We have had to arrange for these children to travel as far as Eastern Washington, and on occasion out of state, to get them the care they deserve. The few facilities in Western Washington that accept pediatric patients are very limited and are usually full. Many of these children arrive having attempted suicide and do not receive proper psychotherapy treatment while waiting for a bed when they are in our areas such as Lacey, Olympia, and Centralia.

Without the Providence /Fairfax Behavioral Health venture many of the parents will continue having difficulty traveling to the out-of-area locations to visit, and be involved in, their child's treatment and therapeutic care. This causes a financial and emotional hardship on all family members. I am sure this is not limited to the pediatric population and affects the adult inpatient behavioral health families as well.

As you can see, I am very passionate, about the Providence Health & Services and Fairfax Hospital venture. Since it will have a pediatric component for the age of five and older it will meet the community's pediatric need and keep the families in the community. If you wish to contact me, please email me at Annette.stier@providence.org

Sincerely,

Annette Stier

Annette Stier, MN, BSN, RNC-OB, CEFM, NEA-BC
SW Area Women's and Children's Services
413 Lilly Road NE, LLH20
360-493-7754



CHOICE

Regional Health Network

1217 4th Ave E., Suite 200 | Olympia, WA 98506

www.crhcn.org | info@crhn.org

April 12, 2021

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, WA 98503

Dear Ms. Schelling:

As Chief Executive Officer of CHOICE Regional Health Network and Cascade Pacific Action Alliance, I am pleased to **affirm our support** for the Olympia Behavioral Health (OBH), LLC joint venture between Providence Health & Services – Washington, d/b/a Providence St. Peter Hospital, and UHS/BHC Fairfax Hospital, Inc.

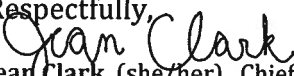
CHOICE is a nonprofit collaborative of member organizations with a mission to improving community health in Central Western Washington through collective planning and action of health leaders. As part of our strategic focus on improving the regional health system, CHOICE led the development of and serves as the backbone organization to Cascade Pacific Action Alliance (CPAA), a pilot Accountable Community of Health in Washington State. CHOICE and CPAA are committed to whole-person care by effectively linking integrated managed care while addressing social determinants of health.

I emphatically urge the City of Lacey to take action to make a meaningful impact and **approve** the Type II Essential Public Facility Conditional Use Permit for the Olympia Behavioral Health 85-bed inpatient psychiatric hospital. This will drastically improve access to much needed inpatient behavioral health services that include youth in the surrounding area *and* the desirability of providing those services in Lacey, near Providence St. Peter Hospital and in close proximity to referring clinics in the Lacey/Olympia area.

CHOICE Regional Health Network commits to supporting the OBH project by continuing to convene positive community relationships between clinical and community based organizations who provide additional services to care for vulnerable behavioral health clients helping to ensure their success as they discharge. These linkages will build upon the existing work and improve the cities resources resulting in a healthier overall community.

Thank you for the opportunity to support and partner on this very important work. The City of Lacey will be doing its part to address behavioral health needs and will be a leader for other cities to follow, if they are as BRAVE as the City of Lacey.

Respectfully,



Jean Clark (she/her) Chief Executive Officer

CHOICE Regional Health Network

Cascade Pacific Action Alliance

1217 4th Ave E, Suite 200 Olympia, WA 98506

p. (360) 539-7576 x116 f. (360) 943-1164 clarkj@crhn.org crhn.org cpaawa.org



April 13, 2021

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
City of Lacey

RE: Essential Public Facility CUP – 85 bed psychiatric hospital

Dear Sarah,

I am writing to *urge approval* of the Type II Essential Public Facility Conditional Use Permit for the Olympia Behavioral Health (OBH) 85-bed inpatient psychiatric hospital to be located in northeast Lacey. I serve on the Community Board for SW Washington which provides oversight for Providence St. Peter and Providence Centralia Hospitals. I also served for twenty four years as Lacey City Manager and am very familiar with the proposed site location. Thank you for the opportunity to comment.

There has been a *long-standing and critical need* for behavioral health and psychiatric services in the Lacey/Olympia and greater Thurston County area. This shortage of services and facilities has impacted acute care service delivery at our local hospitals, affected families seeking care for loved ones, and has caused unnecessary challenges for local social service and public safety agencies seeking urgent mental health support for troubled individuals. Our community and its citizens deserve better. The Certificate of Need recently issued by the State Department of Health affirms the requirement for additional mental health services and facilities in Thurston County. The proposed OBH 85-bed inpatient psychiatric care hospital will significantly help address the shortfall of behavioral health and psychiatric care services. It is time we move forward and provide these critically needed services and facilities.

The applicants for this project, Olympia Behavioral Health LLC, Providence St. Peter Hospital, and Fairfax Hospital are *prominent and reputable organizations* with decades of experience meeting the health care needs of the community and region, including behavioral health services. These organizations have demonstrated their respect for and dedication to the communities and patients they serve. OBH is recognized as a premier regional provider of innovative, compassionate behavioral health services. Providence and Fairfax have a track record of being thoughtful, good neighbors, and engaged and additive members of the community. This partnership of professional health care providers has joined together with a viable proposal that will serve the unmet behavioral health needs of the community. It will address the severe shortage of psychiatric beds that has so negatively impacted our region for too long. This is a sound proposal supported through a unique partnership of experienced and professional organizations. They can and will meet the need.

The northeast Lacey area is *an excellent location for siting the proposed 85-bed psychiatric hospital*. The property is located in an area with easy access off Interstate 5 and is in close proximity to the existing Providence Hawks Prairie medical clinic. Recent I-5 Interchange and local transportation improvements have facilitated the flow of traffic throughout the area. Property in the general vicinity is zoned as



community commercial, business park, and light industrial, followed by residential development. The City has done an excellent job planning and preparing for development in northeast Lacey. It has worked hard to ensure compatibility of zoning, providing appropriate buffering, and adopting sound standards that facility quality development. Water, wastewater, storm water, traffic, and utility infrastructure is in place to support this project. Policies have been adopted and implemented to ensure that traffic and environmental impacts will be properly mitigated. This is an ideal location for the proposal inpatient psychiatric hospital.

There has been significant business and residential growth in northeast Lacey over the past twenty-five years. Concurrently, there has been a desire to extend Intercity Transit bus service to this area. Unfortunately, public funds are not available to provide bus service here, or to other needy locations throughout the urban growth boundary. Eventually, voter approved growth in Intercity Transit's revenue base will provide opportunities to address this need.

I appreciate the opportunity to write and share my perspectives on this proposal. It is time we address the urgent need for additional behavioral health, mental health, and psychiatric care in our area. I encourage approval of the Essential Public Facility Conditional Use Permit. Thank you.

Best Regards,

Greg J. Cuoio



City of Olympia | Capital of Washington State

P.O. Box 1967, Olympia, WA 98507-1967

olympiawa.gov

April 16, 2021

Ms. Sarah Schelling, AICP, Senior Planner
City of Lacey
Community and Economic Development
420 College Street SE
Lacey, Washington 98503

SUBJECT: Letter of Support – Providence - Olympia Behavioral Health Inpatient Psychiatric Hospital

Dear Ms. Schelling:

I urge the City of Lacey to approve the Type II Essential Public Facility Conditional Use Permit for the Olympia Behavioral Health 85-bed inpatient psychiatric hospital.

The 85-bed psychiatric hospital planned for construction by Providence and Olympia Behavioral Health is a much-needed resource in our community. This joint venture brings together the regional clinical expertise, market knowledge, extensive clinical relationships and external community partnerships of Providence with the vast experience of Fairfax Hospital and Universal Health Services in developing and operating psychiatric hospitals.

The proposed hospital will provide a broad scope of services, including acute inpatient behavioral health care, partial hospitalization, and outpatient and residential treatment programs for children, adolescents, and adults. It will also provide services dedicated to addiction and chemical dependency, bipolar disorders, depression, geriatric needs, post-traumatic stress, and psychotic diagnoses. This proposal is a game changer in terms of meeting these needs in Olympia, Lacey and surrounding communities.

Providence St. Peter Hospital has a long-standing presence in the community, and they understand better than anyone the current unmet needs for behavioral health care. The City of Olympia fully supports this project and asks that the City of Lacey act with urgency to approve the Type II Essential Public Facility Conditional Use Permit for Olympia Behavioral Health.

If I can answer any questions, I can be reached at (360) 753-8740. I thank you for your consideration.

Sincerely,


Jay Burney
City Manager

Mayor: Cheryl Selby **Mayor Pro Tem:** Clark Gilman **CI**
Councilmembers: Jim Cooper, Yến Huýnh, Dani Madrone, Lisa

EXHIBIT

33e

RECEIVED

APR 20 2021

BY _____



April 19, 2021

Dear Ms. Schelling

My name is Tendai Masiriri, and I am the Director of Behavioral Health for Providence Health & Services, in the Southwest Washington region. I am responsible for all Providence Health & Services across the continuum services from outpatient to inpatient services which includes St. Peter and Centralia Hospitals, the Chemical Dependency Outpatient Clinic on College Street and the Sexual Assault Clinic & Child Maltreatment Center on Willamette Dr which are both in Lacey.

With the influx of behavioral health patients, I see at both hospitals (St. Peter and Centralia), I strongly believe that the Olympia Behavioral Health project will go a long way to alleviate the need in our community and region. I write to advocate for the expeditious approval of the application so that the existing shortage of beds for psychiatric patients in Southwest Washington can be addressed as soon as possible. I have seen too many individuals and families stranded for lack of much needed services during my short tenure at Providence St. Peter.

I, therefore, urge the City of Lacey to approve the Type II Essential Public Facility Conditional Use Permit for the Olympia Behavioral Health 85 bed inpatient psychiatric hospital.

Thank you for taking the time to read my letter of advocacy.

Sincerely,

Tendai Masiriri, MS, MPA, MSW, LICSW



Sarah Schelling, AICP
Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, WA 98503

RECEIVED

APR 13 2021

BY _____

City of Lacey,

I am writing in support of the Type II Essential Public Facility Conditional Use Permit for the Olympia Behavioral Health 85-bed inpatient psychiatric hospital. My name is Scott Smitherman, and I currently serve as the President of the Board of Directors of the Providence Southwest Washington Foundation. I am also a practicing internal medicine physician and have been seeing patients in Lacey since 2008.

Ever since I started practice in our community, the critical shortage of mental health services in our community has been glaringly obvious. While some services exist through Providence and local partners, they are overwhelmed by the need. This is particularly true when patients need the kind of acute inpatient behavioral health care, partial hospitalization, and residential treatment programs the proposed facility will provide. My primary care colleagues and I are often left to try and arrange mental health services for needy patients who are ill-equipped to travel outside of our community, even in the rare instances where care could be arranged elsewhere.

From my office at Hawks Prairie, it has been a pleasure to watch our area grow over the last 13 years. However, that only means the need for mental health services is also growing.

The Providence Southwest Washington Foundation Board, made up of leaders from our medical and business community, has also seen the need, and our members have given generously of their time and resources to support this measure. I urge the City of Lacey to approve the permit without delay.

Sincerely,



J. Scott Smitherman, MD, MBA

President, Board of Directors

Providence Southwest Washington Foundation



Sarah Schelling

From: Goss, Darin V <Darin.Goss@providence.org>
Sent: Tuesday, April 20, 2021 1:36 PM
To: Sarah Schelling
Cc: Maki, Angela L; Goss, Darin V
Subject: Letter of support for Type II Essential Public Facility Conditional Use Permit for Olympia Behavioral Health

External Email Warning! Use caution before clicking links or opening attachments.



Dear Ms. Schelling,

As the Chief Executive of Providence in Southwest Washington, I am proud to serve with our 5,800 caregivers who are dedicated to furthering our Mission by caring for the most vulnerable in our community. Currently, Providence St. Peter Hospital is licensed to operate 372 beds – including 20 inpatient psychiatric beds, with work under way to add 48 acute medical/surgical beds.

A growing need to serve those experiencing behavioral health issues continues to rise in our community, made worse given the recent pandemic. As discussed in the past with the Lacey City Council and Executives, there is a tremendous need to improve our health offerings in Lacey and surrounding areas. Our community is in desperate need of even more beds to serve our community's behavioral health (psychiatric) patients.

Providence and UHS/Fairfax have a strong desire to serve the unmet behavioral health need of the community and address the severe under-bedding for psychiatric care that exists in Washington State and Thurston County. Olympia Behavioral Health, LLC (OBH) is a joint venture between Providence Health & Services – Washington d/b/a Providence St. Peter Hospital and UHS/BHC Fairfax Hospital, Inc. The joint venture brings together the regional clinical expertise, market knowledge, extensive clinical relationships and external community partnerships of Providence with the vast experience of Fairfax Hospital and UHS in developing and operating psychiatric hospitals.

OBH plans to construct and operate an 85-bed freestanding psychiatric hospital for children, adolescents, and adults at 3000 Marvin Road NE in Lacey, Washington. The hospital is classified as a Type II Essential Public Facility. Of the 85 beds, 65 beds will be new to the community. The remaining 20 beds will come from Providence St. Peter Hospital.

Because of our long-standing presence in Thurston County, and what we experience every day in and around Providence St. Peter Hospital, we understand better than anyone the current unmet needs for behavioral health care in our community. I strongly urge the City of Lacey to approve the Type II Essential Public Facility Conditional Use Permit for Olympia Behavioral Health.

Respectfully,

Darin Goss
Chief Executive, Providence Southwest Washington
Providence St. Peter and Centralia Hospitals

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and ex



THURSTON COUNTY EMERGENCY MEDICAL SERVICES COUNCIL

THURSTON COUNTY CITIZEN AT LARGE Margaret McPhee; EAST OLYMPIA FIRE DISTRICT 6 Commissioner Stan Moon (Chair);
THURSTON COUNTY CITIZEN AT LARGE Paul Perz; THURSTON COUNTY CITIZEN AT LARGE Cindy Hambly; THURSTON COUNTY CITIZEN AT LARGE (PHYSICIAN) Dr. Sheila Fay;
THURSTON COUNTY BOARD OF COUNTY COMMISSIONERS Commissioner Gary Edwards; LACEY FIRE DISTRICT 3 Commissioner Frank Kirkbride;
BALD HILLS FIRE PROTECTION DISTRICT 17 Commissioner Harry Miller; WEST THURSTON REGIONAL FIRE AUTHORITY Commissioner John Ricks;
CITY OF OLYMPIA Councilmember Renata Rollins; CITY OF TUMWATER Councilmember Angela Jefferson; CITY OF LACEY Councilmember Lenny Greenstein (Vice-Chair);
SOUTH COUNTY MAYORS Mayor Wayne Fournier

April 21, 2021

Sarah Schelling, AICP
Senior Planner, Community and Economic Development
City of Lacey
420 College Street SE
Lacey, WA 98503

RE: Project Reference 19-82

Dear Ms. Schelling,

I am writing on behalf of the Thurston County Emergency Medical Services Council (EMSC) recommending the City of Lacey approve the Type II Essential Public Facility Conditional Use Permit for the Olympia Behavioral Health 85 bed inpatient psychiatric hospital (project reference 19-92).

The EMSC endorsed the permit approval at their April 20 meeting for the following reasons:

- There is an inpatient psychiatric bed shortage in Thurston County which limits appropriate care for patients with behavioral health issues.
 - Washington State ranks 48th nationally in per capital psychiatric bed availability.
 - Washington State ranks 2nd nationally in population of adults with serious mental illness
- EMS response to Behavioral/Psychiatric episodes increased over 30 percent since 2010 in Thurston County.
- The proposed facility will treat pediatric to geriatric patients, relieving pressure on the EMS system

Approving the permit for this facility is one step closer to helping one of our most vulnerable populations in the county.

Sincerely,



Stan Moon
Chair
Emergency Medical Services Council

Medic One ~ Emergency Medical Services Council
2703 Pacific Avenue SE Ste C, Olympia, Washington 98501
360.704.2780



April 23, 2021

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, WA 98503

Sent via email sschelli@ci.lacey.wa.us

***In re: OBH Public Comment
City of Lacey, Type II Essential Public Facility Conditional Use Permit***

Dear Ms. Schelling,

My name is Jennifer Groberg and I currently volunteer as the chair of the Providence Southwest Community Mission Board. It is the Board's responsibility to oversee quality and safety within our hospitals in Centralia and Olympia (St. Peter), as well as monitoring all of the Providence clinics in Lewis, Thurston, Mason, Grays Harbor, and Pacific Counties. We continue to ensure that we are fulfilling the mission of Providence: "As expressions of God's healing love, witnessed through the ministry of Jesus, we are steadfast in serving all, especially those who are poor and vulnerable." I implore the City of Lacey to approve the Type II Essential Public Facility Conditional Use Permit for the Olympia Behavioral Health 85-bed inpatient psychiatric hospital. The population that would benefit from accessible behavioral health resources, including a local inpatient psychiatric hospital, are the poor and vulnerable of our community, those whom Providence promises to serve.

Establishing a location for inpatient behavioral health services near Providence St. Peter Hospital would help to fulfill the need for extended behavioral health services for patients at St. Peter Hospital, beyond what the hospital alone can provide. Not only would patients in need of behavioral health services benefit from a nearby inpatient facility, but this would also serve to benefit other patients of the hospital. The option of establishing care for more patients with behavioral health needs at a nearby and specialized psychiatric hospital would allow the caregivers at Providence St. Peter Hospital to provide safe and quality care to other patients, those without specific behavioral health needs, which benefits the entire community served by the hospital.



*Letter to Sarah Schelling
OBH Public Comment
Page 2
April 23, 2021*

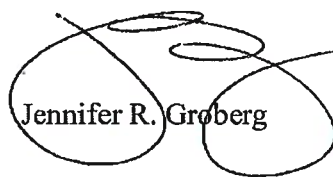
Olympia Behavioral Health, LLC is a joint venture between Providence St. Peter Hospital and UHS/BHC Fairfax Hospital, Inc., one that combines resources, expertise, and community partnerships. Providence St. Peter Hospital has a history of meeting the health care needs of the region, including behavioral health needs. The addition of a local psychiatric hospital, and the partnership with UHS/BHC Fairfax, will bring even more behavioral care and expertise to the community.

My connection to this venture comes through my volunteer role with the Providence Southwest Community Mission Board, therefore my primary focus is providing safe and quality care to the communities served by Providence Southwest. I am also an attorney practicing in areas of family law and guardianship. In my work, I must navigate very challenging mental health issues of parents, children, spouses, and other loved ones. There are not enough services to meet the need in the community – the addition of a facility where individuals can get the services they need in the Olympia area would be such a blessing to so many families.

I am also a business owner and I cannot help but think of the jobs that would also be created with the addition of a psychiatric hospital. Providence Southwest takes great interest in supporting its caregivers as well as its patients. Providence Southwest will strive to be the employer of choice of behavioral health providers and staff. This project will create more than 200 new living wage jobs, of varying professional and skill levels. This will serve to strengthen the local economy and tax base.

The community of Thurston County and beyond would greatly benefit from the addition of the proposed 85-bed psychiatric facility for all of the reasons outlined above. Thank you in advance for your consideration of this request.

Very truly yours,



Jennifer R. Groberg

cc: *Angela Maki*

Sarah Schelling

From: Bouchard, Marc A <Marc.Bouchard@providence.org>
Sent: Thursday, April 29, 2021 10:16 PM
To: Sarah Schelling
Subject: OBH Public Comment

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Schelling,

I write to you to urge the City of Lacey to approve the Type II Essential Public Facility Conditional Use Permit for the Olympia Behavioral Health 85-bed inpatient psychiatric hospital. My name is Marc Bouchard, and I joined Providence Medical Group in November 2019 and have been serving as the Medical Director for behavioral health here in Southwest Washington. Since I have come to the area I have been persistently taken aback at our community's struggle to provide adequate and appropriate psychiatric care to both the residents of Thurston County, and our surrounding counties. I desperately desire to change that, and the city of Lacey has the opportunity to greatly impact the availability of behavioral healthcare to its citizens.

As you know, Providence St. Peter Hospital is a 372-bed community hospital, with 20 licensed psychiatric beds. We provide acute psychiatric care to our community during their most vulnerable times, however, we alone are unable to meet the needs of our catchment area. In 2019 South Sound Behavioral Health Hospital opened its doors in Lacey and has also been providing acute psychiatric care, but despite their 108-bed capacity there remains an unmet need in our community. The individuals that are specifically affected by this are those suffering from serious mental illness such as chronic schizophrenia and bipolar disorder who are so ill that they require treatment over their objection. Whether by intent or accident Western State Hospital is no longer a reliable short or long-term option for patients detained for psychiatric treatment. It has therefore become incumbent upon community psychiatric and general hospitals to care for these individuals. Unfortunately, Thurston County is inadequately equipped to meet this need as it currently stands. This is evident by the mere fact that it has become regular practice to utilize what is known as "Single Bed Certification" at Providence St. Peter Hospital in order to essentially convert regular hospital beds into involuntary psychiatric beds for individuals requiring both acute and long-term psychiatric treatment. The volume of involuntary patients that we have been managing at Providence St. Peter Hospital has unfortunately slowly increased over the past two years, to the point that we have had to divert some of our providers from providing routine outpatient care to acute inpatient care. This diminishes our ability to provide timely and appropriate care to the community and potentially prevent the types of acute decompensations that result in involuntary detainment. We have even had to hire additional staff in order to manage these patients. As the medical director for Providence Medical Group in Southwest Washington, I feel stuck between trying to provide timely and compassionate care to the most ill amongst us and not to become the default destination for any and all involuntarily detained patients in our five county area. We need more beds, and this joint venture can provide those beds and help stop the overcrowding of both our emergency department and medical floors. I will add that Lacey is an ideal location due to its proximity to Providence St. Peter Hospital, as we will be able to offer medical care and support to patients at OBH.

I believe the city of Lacey has a vested interest in ensuring our community has the capacity to meet the demand for acute psychiatric care we are experiencing, as many of these individuals if left untreated are likely to either become homeless, unemployed, or be diverted to the criminal justice system. Providence St. Peter Hospital alone is unable to meet this need. There is simply a lack of psychiatric beds in our community, and to be frank, the crush of involuntarily detained patients is burning out our staff. You can help correct this. Support this project and help ensure that our community has the resources it needs to provide for its most vulnerable residents.



Very Respectfully,

Marc A Bouchard, DO

Medical Director of Behavioral Health

Providence Health & Services | Southwest WA

413 Lilly Road NE | Olympia, WA 98506

Office: 360.493.4989 | Pager: 360.971.5854

Compassion | Dignity | Justice | Excellence | Integrity



This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

Sarah Schelling

From: Jennifer Burtner <jjburtner@gmail.com>
Sent: Monday, May 03, 2021 7:36 AM
To: Sarah Schelling
Subject: Fwd: Letter in Support of OBH

External Email Warning! Use caution before clicking links or opening attachments.

To: Sarah Schelling, AICP
Senior Planner
Community and Economic Development
City of Lacey

I am an Emergency physician who has worked at Providence St Peter Hospital for the last 12 years. I am currently the Medical Director of the Emergency Department. The ER is often the first point of contact for mental health patients in crisis. Throughout the years I have seen our volume of mental health patients increase and our resources to treat them decrease.

We are in dire need of more psychiatric treatment in our community. As the Medical Director of Providence St Peter Hospital Emergency Department, I see the daily needs of patients in mental health crisis going unmet. What does this mean? Vulnerable people having to sit in the hallways of our Emergency Department for days until they can be placed. Every day I see children and elderly patients being "boarded" in our Emergency Department, usually in the hallway while they await a "spot" in the line of mental health treatment options. With COVID and the lack of social supports and community outreach, the mental health of our community has suffered even more. We need this hospital to be built as soon as possible! We have particularly vulnerable patients in mental health crisis waiting for an entire month in our Emergency Department, which is not set up to provide the psychiatric care that they need and deserve despite our best intentions.

Just imagine your loved ones in one of their darkest hours having to wear rust-colored scrubs, sitting on a gurney in the corridor of the Emergency Department, while a "one-on-one" sitter (required by Dept of Health) watches their every move for hours, days, weeks, until finally a "bed" opens up for treatment. This is archaic and not right for our behavioral health patients who may not be able to speak for themselves. How are we to help the poor and vulnerable, if we have no resources with which to treat them? The Emergency Department is not the place for these folks in their moments of mental anguish.

I urge the City of Lacey to approve the Type II Essential Public Facility Conditional Permit for the Olympia Behavioral Health 85-bed inpatient psychiatric hospital. This joint venture between Providence St Peter Hospital and UHS/BHC Fairfax Hospital brings together the regional clinical expertise, the extensive clinical relationships and community partnerships of Providence with the vast experience of Fairfax Hospital and UHS in developing and operating psychiatric hospitals.



Please, I urge you to approve the Permit for this psychiatric hospital so that we can begin to provide quality and compassionate care for our mental health patients in our community.

Sincerely,

Jennifer Burtner, MD

Medical Director

Providence St Peter Emergency Department

Olympia, WA

RECEIVED

MAY 03 2021

BY _____

From: Rahn Inman, RDN

To: Sarah Shelling, Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, WA 98503

Dear Ms. Shelling,

I am writing this letter on behalf of Fairfax Behavioral Health, Kirkland WA. For over 90 years, Fairfax Behavioral health has diligently served the behavioral health needs of our community and has grown to become the largest stand-alone behavioral health hospital in Washington State with a total of 221 inpatient beds. The hospital provides acute inpatient behavioral health care for youth, adults, and older adults along with outpatient programs. These services are necessary and valuable to our community.

Given the current mental health needs in our state, we truly cannot wait to have this hospital become a reality to improve the lives of many who suffer from mental health and substance abuse.

Fairfax is an asset to the community and we are very proud of the amazing work that they do. We are pleased that Fairfax Behavioral Health is here to serve people in need of behavioral health care.

Sincerely,

Rahn Inman





National Alliance on Mental Illness

NAMI Washington

Board of Directors

Lauren Seaton, RN
President
Alice Nichols
Vice President
Emily Fountain
Secretary
Josh Anderson
Treasurer
Antoinette Davis
David Downing
Michael Ford
Amy Friedland
April Fugate
Carrie Huie-Pascua
Chris Imhoff
Rabbi Yohanna Kinberg
Brian Kristjansson
Roseann Martinez
Lisa Moore
Daryn Nelsen-Soza
Olivette Orme
Whitney Phillips
Debbie Ranniger
Carol Scott
Barbara Miller, M.S.W.
Immediate Past Pres.
Gordon Bopp
President Emeritus
Jim Bloss
Board Member Emeritus
Staff
Lauren B. Simonds, MSW
Executive Director/CEO
Matthew Kanter
Program Manager
Katherine Seibel, MSW
Director of Public Policy
Jenny Gruenberg
Youth Outreach & Engagement Manager
Summer Starr
Affiliate & Membership Manager
Deanna Roy
Education Coordinator
Sophia Nicholson Keener
Community Outreach Coordinator
Kris Eschman
Development Consultant

May 4, 2021

Sarah Shelling, AICP
Senior Planner
Community & Economic Development
City of Lacey
420 College St SE
Lacey, WA 98503

Re: OBH Public Comment

Dear Ms. Shelling,

I am the Executive Director/CEO of the National Alliance on Mental Illness (NAMI) Washington. NAMI Washington is a statewide grassroots organization established in 1979 with over 1,500 members in 19 local affiliates throughout the state. Our mission is to improve the quality of life for all those affected by mental illness. We do this by providing a statewide, unifying voice of advocacy and coordinating the delivery of education, support and recovery.

NAMI Washington supports Fairfax Behavioral Health-Providence CN application to develop an 85-bed free standing psychiatric hospital for children, adolescents, and adults in Thurston County to serve both voluntary and involuntary patients.

As consumers of mental health and families affected by mental illness, we see a broad range of individually tailored services as integral to the mental and physical health of our members and for the over 30,000 Washingtonians we serve annually in communities large and small throughout the state.

This facility in Thurston County will provide the breadth, depth and continuity of services integral to mental health recovery, including acute inpatient behavioral health care, partial hospitalization, and outpatient programs dedicated to the treatment of substance use disorders, depression, bipolar and post-traumatic stress disorders, psychosis, and other related conditions. Fairfax-Providence's regional expertise and strong community partnerships will ensure non-duplication and coordination of a continuum of care, including mental health, substance abuse, and medical services – all critical to the recovery of those experiencing a serious mental illness.

Please feel free to contact me at 206-783-4288 or lsimonds@namiwa.org if I can provide further information about why we are supporting Fairfax-Providence's CN application.

Sincerely,

Lauren B. Simonds, MSW
Executive Director/CEO
NAMI Washington





May 5, 2021

Sarah Shelling, AICP
Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, WA 98503

Letter of Support for the Olympia Behavioral Health

Dear Sarah Shelling:

This is a letter of support for the building application of Universal Health Services and Providence St. Peter Hospital for Olympia Behavioral Health hospital in Lacey, Washington.

The Certificate on Need (CON) for this project was approved by Washington State in 2017. The need for this hospital was extensively reviewed during the CON process. It should be noted that, when compared nationally, Washington ranks towards the bottom when it comes to available mental health beds for our residence. There should be no further doubt that Washington urgently needs more mental health beds during our current Covid 19 pandemic, and subsequent mental health crisis.

Universal Health Services, with 334 Behavioral Health Hospitals', is committed to Washington, to its patients and to the community this hospital will serve. Universal Health Services and Providence Health & Services have a long history of caring for Washington residences mental health needs especially during the current Covid 19 pandemic.

As a healthcare worker serving mental health patients, I feel the need for additional mental health beds has become more urgent given our current situation.

I strongly urge you to approve this application so that this hospital can get build to support the increasing mental health needs of our community.

Sincerely,

Ajay A. Sinha PharmD RPh
Director of Pharmacy Services
BHC Fairfax Hospital



Sarah Schelling

From: MICHAEL SHEIDUN <michael.sheidun@gmail.com>
Sent: Thursday, May 06, 2021 12:54 PM
To: Sarah Schelling
Cc: charles Jeremiah; erika.titus@providence.org; katy.borlaug@uhsinc.com
Subject: OBH Public Comment

External Email Warning! Use caution before clicking links or opening attachments.

Michael Sheidun
15833 mill creek Blvd
#12304
Mill creek, Wa 98012

5/4/2021

Sarah Shelling, Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, WA 98503

OBH PUBLIC COMMENT

Dear Ms. Shelling,

I am writing this letter on behalf of Olympia Behavioral Health (OBH) project. This joint project between Fairfax Behavioral Health Providence Health is necessary and valuable. The need for additional psychiatric beds in our state cannot be overemphasized. According to a new ranking from Mental Health America, Washington State is among the top 6 states in the nation with the highest prevalence of mental illness and lower rates of access to care. There is no doubt that many in our community who suffer from mental health and/or substance abuse issues have no place to go because of the severe shortage of psychiatric beds in our community. According to Mentalillnesspolicy.org, this has led to increased homelessness; incarceration of mentally ill individuals in jails and prisons; emergency rooms being overrun with patients waiting for a psychiatric beds; and an increase in violent behavior, including homicides, in our communities.

As a healthcare advocate, I strongly support the OBH project and call on you to support this project to ensure that access is expanded for mental health care in our community. Fairfax Behavioral Health and Providence Health are a few of the long standing leaders in their respective fields of behavioral and medical healthcare in Washington State. Now, more than ever, you and I and all Washingtonians have an ethical obligation to collaborate in support of this project for the health and wellbeing of our community.

I am pleased that Fairfax Behavioral Health and Providence Health share in this common goal to provide access and care to the community that they serve.

Thank you,

Sincerely,

Michael Sheidun



May 6, 2021

Carmant Desai ITA Manager
Fairfax Behavioral Health Hospital
10200 NE 132nd St
Kirkland WA, 98012

Sarah Shelling, AICP
Senior Planner
Community and Economic Development
City of Lacey
420 College Street SE
Lacey, WA 98503

Dear Mrs. Shelling,

My name is Carmant Desai and I am a licensed mental health counselor for the state of Washington. My current role at Fairfax is manager of Involuntary Commitment Act (ITA) at our three facilities. As a manager, working with detained individuals, I have knowledge of where our involuntary population resides, and currently we have multiple individuals who are from Lacey Washington and surrounding area.

With the closure of mental health agencies and shortage of bed availability, it is becoming extremely difficult to meet the needs of the community in regard to treatment for these individuals. The services we provide are strong, well-rounded therapeutic modalities for this population. We face a challenge, due to the location of our facilities in King and Snohomish counties, our ability to identify and/or connect with local resources in the south sound is limited; this is partly due to the geographical location of our facility and also partly due to the limited resources for mental health care in the south sound, Lacey region. This is a critical component for successful recovery for the individuals that we treat.

From my perspective, I have seen more and more resources become limited in the community, i.e. Western State Hospital eliminating psychiatric beds and other psychiatric facilities closing, as well. These closures increase the need of having service providers in the community that know their community and their local needs. When addressing patients' needs and developing individualized treatment, it is best addressed within the community they reside. By establishing a conduit of service which is directly linked to the community, it will have a positive impact on the individuals seeking treatment and the community of Lacey as a whole.

I strongly urge you to support the approval of the application for this behavioral hospital in Lacey. There is a great need in Washington State to expand behavioral health services to serve the needs of the individuals and the community at this time.

Sincerely,

carmant desai Digitally signed by carmant desai
Date: 2021.05.06 14:09:12 -0700

Camant Desai MA, LMHC
Kirkland WA



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Lacey Hearings Examiner will conduct a public hearing on May 18, 2021, at 10:00am via zoom video conference at the following address:
https://us02web.zoom.us/webinar/register/WN_Dgka8OU5Sp2LT1LWlhXWhg for consideration of the following item:

Application #19-92: Request by Olympia Behavioral Health for approval of a conditional use permit application to construct of a 75,900 square foot, 85 bed, behavioral health hospital and associated site improvements. A wetland development permit is included for impacts to on-site wetlands. The facility is classified as a Type II Essential Public Facility. The site address is 3000 Marvin Road Northeast, Lacey Washington 98516. The parcel number is 118023102000.

If you want to state your opinion of this project, please attend the public hearing. Be prepared to speak briefly to the Hearings Examiner. What you say will then become part of the public record. If you cannot come to the public hearing but wish to comment, please write a letter to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. Your letter will become part of the public record if we receive it **before the hearing**.

Information on this project, including a study of possible environmental impacts, is available at City Hall. Or, you may phone the Community Development Department at (360) 491-5642 or email sschelli@ci.lacey.wa.us.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the business day before the hearing.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT

Sarah Schelling, Senior Planner

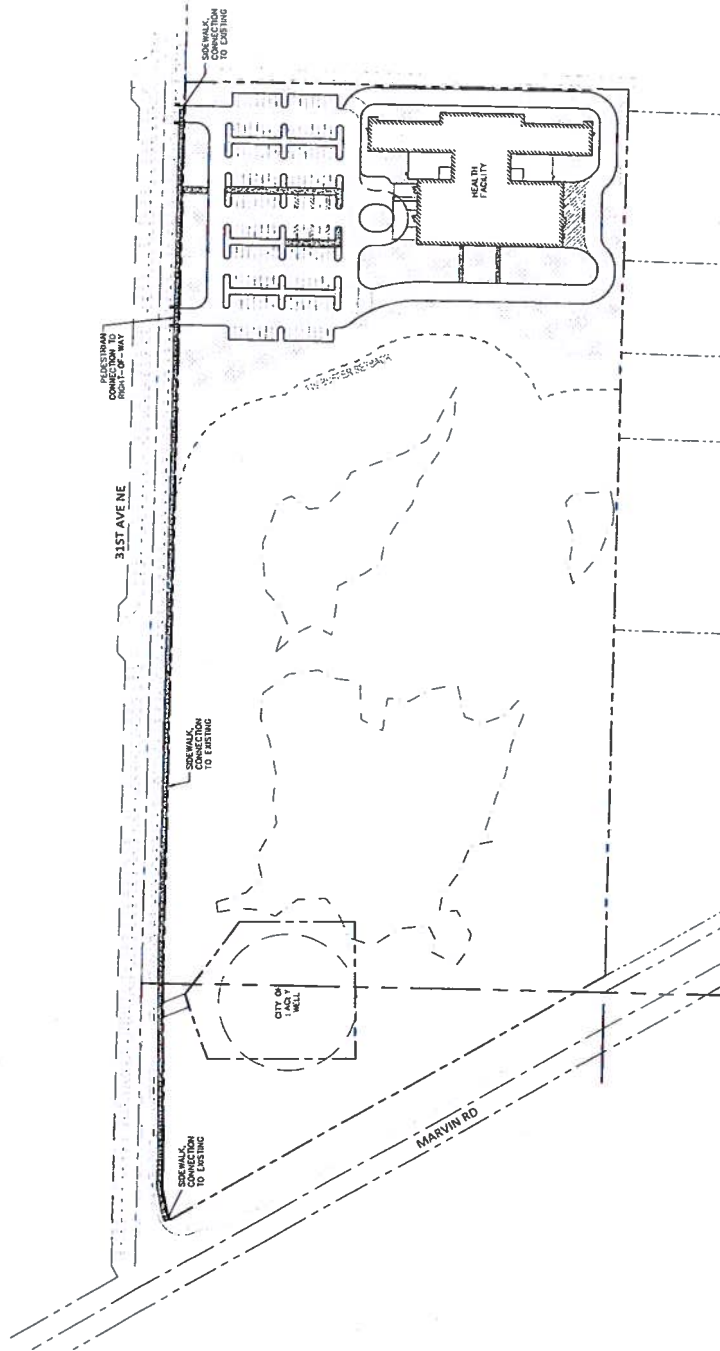
sschelli@ci.lacey.wa.us

420 College St. SE

Lacey, WA 98503

**DID YOUR NEIGHBORS RECEIVE THIS NOTICE?
PLEASE SHARE IT WITH THEM!**





NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Lacey Hearings Examiner will conduct a public hearing on May 18, 2021, at 10:00am via zoom video conference at the following address:
https://us02web.zoom.us/webinar/register/WN_Dgka8OU5Sp2LT1LWlhXWhg for consideration of the following item:

Application #19-92: Request by Olympia Behavioral Health, LLC. for approval of a conditional use permit application to construct of a 75,900 square foot, 85 bed, behavioral health hospital and associated site improvements. A wetland development permit is included for impacts to on-site wetlands. The facility is classified as a Type II Essential Public Facility. The site address is 3000 Marvin Road Northeast, Lacey Washington 98516. The parcel number is 118023102000.

The purpose of the public hearing is to give citizens an opportunity to testify to the Hearings Examiner regarding the above proposal. Any interested citizen may testify. Anyone who cannot attend the meeting may give testimony in a letter addressed to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. If your letter is received before the hearing, it will become part of the public record. Prior to the hearing, information regarding the proposal, including an environmental impact analysis, may be obtained from the Lacey Community Development Department at City Hall; or you may phone (360) 491-5642.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT
Sarah Schelling, Senior Planner

Do not publish below this line

Please Publish: Friday May 7, 2021

Send bill to City of Lacey, 420 College St. SE, Lacey, WA 98503.



THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0022775

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

OLY - Legal Ads

Final Cost:

211.56

Payment Type:

Account Billed

User ID:

IPL0019597

ACCOUNT INFORMATION

CITY OF LACEY IP

420 COLLEGE ST SE ATTN: ACCOUNTS PAYABLE

LACEY, WA 98503-1238

360-491-3214

pedmonds@ci.lacey.wa.us

CITY OF LACEY

TRANSACTION REPORT**Date**

May 6, 2021 3:03:26 PM EDT

Amount:

211.56

SCHEDULE FOR AD NUMBER IPL00227750

May 7, 2021

The Olympian (Olympia)

PREVIEW FOR AD NUMBER IPL00227750**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Lacey Hearings Examiner will conduct a public hearing on May 18, 2021, at 10:00am via zoom video conference at the following address: <https://us02web.zoom.us/join/9tJfzeu6v6> for consideration of the following item:

Application #19-92: Request by Olympia Behavioral Health, LLC. for approval of a conditional use permit application to construct of a 75,900 square foot, 85 bed, behavioral health hospital and associated site improvements. A wetland development permit is included for impacts to on-site wetlands. The facility is classified as a Type II Essential Public Facility. The site address is 3000 Marvin Road Northeast, Lacey Washington 98516. The parcel number is 118023102000.

The purpose of the public hearing is to give citizens an opportunity to testify to the Hearings Examiner regarding the above proposal. Any interested citizen may testify. Anyone who cannot attend the meeting may give testimony in a letter addressed to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. If your letter is received before the hearing, it will become part of the public record. Prior to the hearing, information regarding the proposal, including an environmental impact analysis, may be obtained from the Lacey Community Development Department at City Hall; or you may phone (360) 491-5642.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting.

LACEY COMMUNITY DEVELOPMENT
DEPARTMENT

Sarah Schelling, Senior Planner
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

CERTIFICATION OF PUBLIC NOTICE

I, Sarah Schelling, Senior Planner, for the City of Lacey hereby certify that public notice for Project #19-92; Olympia Behavioral Health Conditional Use and Wetland Development permits, was given as follows:

APPLICATION

Notice of Application Published:

August 28, 2020

Notice of Application Posted:

August 27, 2020

Posting Locations:

31st AVE NE & SE Corner of Marvin Road and 31st Ave Ne

Environmental Determination Published:

April 4, 2021

HEARING

Notice of Public Hearing Published:

May 7, 2021

Notice of Public Hearing Posted:

May 7, 2021

Posting Locations

31st AVE NE & SE Corner of Marvin Road and 31st Ave Ne

Notice of Public Hearing Mailed to Mailing List:

May 7, 2021

The above is an accurate accounting of the public notice provided for the project.

Sarah Schelling
Sarah Schelling, Senior Planner

May 7, 2021
Date

STATE OF WASHINGTON)

) ss.

County of Thurston)

This is to certify that on May 7, 2021 before the undersigned Notary Public, personally appeared Sarah Schelling Planner for the City of Lacey.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Leah E. Bender

Notary Public in and for the State of Washington, residing at: Lacey WA

My Commission Expires: 8-8-2022



City of Lacey | Type II Essential Public Facility Conditional Use Permit

Olympia Behavioral Health, LLC

A collaboration of Providence St. Peter Hospital and UHS/BHC Fairfax Hospital, Inc.

May 18, 2021

Background

About Olympia Behavioral Health, LLC



- Olympia Behavioral Health, LLC is a joint venture between Providence Health & Services – Washington d/b/a Providence St. Peter Hospital and UHS/BHC Fairfax Hospital, Inc.*
- Brings together the regional clinical expertise, market knowledge, extensive clinical relationships and external community partnerships of Providence with the vast experience of Fairfax Hospital and UHS in developing and operating psychiatric hospitals
- In 2019, Fairfax and PSPH represented 11.36%** of all inpatient psychiatric discharges in Washington
- OBH's vision is to be recognized as the premier regional provider of innovative, compassionate behavioral health services, which will enhance the health of the community



*The Certificate of Formation for Olympia Behavioral Health, LLC, a Washington limited liability company, was issued in 2016.

**IP Discharges from CHARs state inpatient data based on MSDRG Definitions for Behavioral Health for WA state facilities.

Background

About Providence | Our Mission

In all we do, we are grounded in **OUR MISSION, VALUES, VISION, AND PROMISE**

A large, artistic watercolor cross graphic on the left side of the slide. The cross is composed of various colors including green, yellow, orange, red, pink, purple, and blue, with a soft, painterly texture. It is partially overlaid by a light blue circular arc.

MISSION

As expressions of God's healing love, witnessed through the ministry of Jesus, we are steadfast in serving all, especially those who are poor and vulnerable.

VALUES

Compassion, Dignity, Justice, Excellence, Integrity

VISION

Health for a Better World

PROMISE

Know me, care for me, ease my way

Background

Providence St. Peter Hospital | An Overview

- Established in 1887, Providence St. Peter Hospital (PSPH) is a tertiary referral center that serves the needs of Thurston County residents and other regional patients
- Offers comprehensive medical, surgical, and behavioral health services, specializing in cancer, heart, neurological and orthopedic care
- Designated within the State's Emergency Medical Services and trauma system as a Level III adult trauma provider
- Currently licensed to operate 372 beds, with work under way to add 48 acute medical / surgical beds. At project completion, PSPH will be licensed for 420 beds



Background

Providence St. Peter Hospital | Behavioral Health Division – Psychiatric Services

PSPH Psychiatric Services provides a full spectrum of behavioral health services, including:

- Voluntary inpatient mental health services (20 licensed beds)
- Crisis Services in the Emergency Center
- Outpatient Psychiatry Clinic
- Intensive Outpatient Program
- Older Adult Services for patients with psychiatric diagnosis
- Expanded community services
- Providence Medical Group Psychiatric Clinic
- Chemical Dependency Center
- Sexual Assault Clinic & Child Maltreatment Center



A Nationwide Shortage ...

The Need for Additional Behavioral Health Services

- Providence and UHS/Fairfax have a strong desire to serve the unmet behavioral health needs of the community and address the severe under-bedding for psychiatric care
- The service area includes Thurston, Lewis, Mason, Grays Harbor and possibly Pacific counties. Estimated population = 497,538
- Thurston and Lewis counties are estimated to grow at 6.9% in the next 5 years
- Given the limited number of psychiatric beds for a population the size of Thurston County, residents are forced to outmigrate to receive needed inpatient services
- Some patients who require involuntary services are boarded in local acute care hospitals
 - Example: In 2019, St. Peter Hospital averaged 67 involuntary patients boarding in its Emergency Center each month



Background

About Universal Health Services | Our Mission



MISSION

To provide superior quality healthcare services that: patients recommend to family and friends, physicians prefer for their patients, purchasers select for their clients, and our employees are proud of.

PRINCIPLES

- Service excellence
- Continuous Improvement in measurable ways
- Employee development
- Ethical and fair treatment for all
- Teamwork
- Compassion
- Innovation in service delivery

Background

UHS Fairfax Behavioral Health | An Overview



- UHS is the largest facility-based behavioral health provider in the U.S.
- Established in the 1930s, Fairfax is a private, freestanding facility that specializes in psychiatric and chemical dependency treatment
- Serves as the largest provider of inpatient psychiatric services in the State of Washington
- In addition to inpatient mental health services, Fairfax also provides partial hospitalization services, assessment and referral services, and a clinical research program



Regulatory Requirements

Certificate of Need

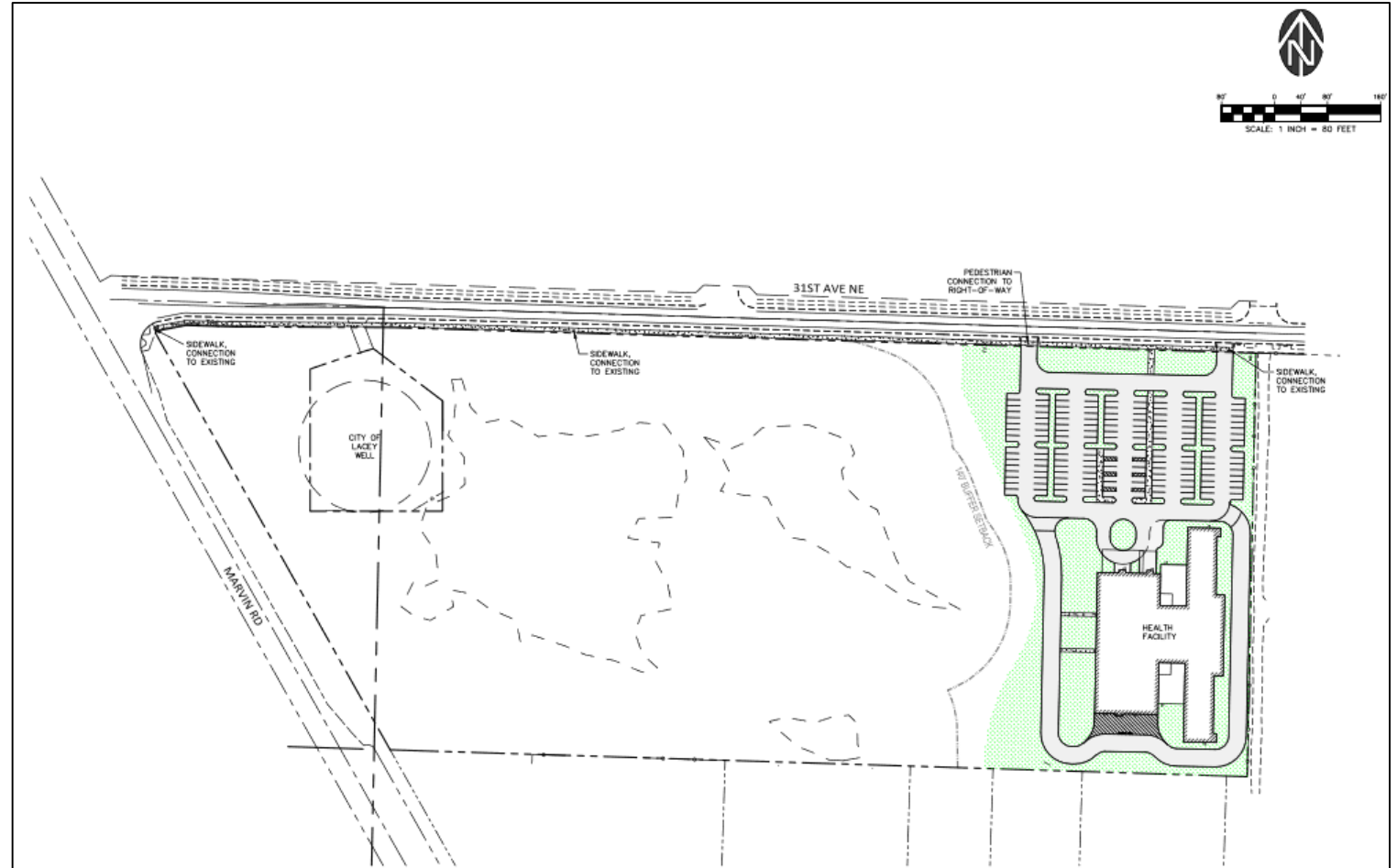
- Washington State Department of Health regulates the addition of psychiatric hospital beds throughout the State
- DOH conducted a thorough review of the projected population growth, need for psychiatric beds, and existing supply
- OBH filed for a Certificate of Need in June 2016
- During the CN public comment phase, OBH received overwhelming support for its application, with 132 letters of support and 23 individuals providing oral testimony at a public hearing
- In December 2017, OBH received an “Intent to Issue Certificate of Need” from the Washington State Department of Health
- The Department of Health has committed to issuing the Certificate of Need after it receives a copy of the Conditional Use Permit from the City of Lacey



Project Overview

Olympia Behavioral Health | About the Hospital

- Construct an 85-bed behavioral health hospital, classified as a Type II Essential Public Facility freestanding psychiatric hospital for children, adolescents and adults
- Of the 85 beds, 65 beds will be new. The remaining 20 beds will come from Providence St. Peter Hospital
- Hours of operation: 7 days per week, 24 hours per day, year-round



Project Overview

Olympia Behavioral Health | Facility Description

- 75,900 square foot secure behavioral health hospital*
 - o Inpatient space (49,100 square feet)
 - o Outpatient clinic space (3,800 square feet)
 - o Office, support, & administrative space (23,000 square feet)
- Flexible configuration of inpatient space built to involuntary patient safety / restraint licensure standards



*In its CN application, OBH was described as 55,256 GSF (42,460 NSF), as this is the square footage associated with the CN reviewable portions of the project.

Project Overview

Olympia Behavioral Health | Type of Services & Patients to Be Served

- OBH will provide acute inpatient behavioral health care, partial hospitalization, and outpatient care for children, adolescents, and adults
- Serve voluntary and involuntary patients ages five years and older
- Provide services dedicated to addiction and chemical dependency, bipolar disorders, depression, post-traumatic stress, and psychotic diagnoses
- Care for all patients requiring inpatient and outpatient psychiatric care based on medical necessity
- Continue the PSPH and Fairfax principles of caring for patients who need mental health services with compassion, kindness, dignity, excellence, and respect, while providing a supportive environment and treatment to help them heal
- Average length of stay: 9.6 days



Project Overview

Olympia Behavioral Health | Discharge Planning

Consistent with hospital policy, all patients are discharged with a discharge plan. At no time will OBH patients simply be discharged to the street upon conclusion of treatment.

- Criteria for discharge include:
 - Patient is not an immediate risk to himself / herself and/or others
 - Patient is able to benefit from treatment in a less restrictive setting
 - All appropriate goals for treatment at the hospital have been attained
- Discharge process includes coordination with a patient's family member or friend for a ride from the facility upon release to a pre-arranged living location
- In the event no supportive person can provide transportation, OBH will provide transportation to the previously arranged housing or next level of care provider
- OBH will coordinate with local social service agencies and providers in Thurston County to ensure indigent or charity care patients without family members or adequate housing are discharged to appropriate facilities and support services (when available) to receive continued care and supervision



Project Overview

Olympia Behavioral Health | Collaborative Partnerships

- Continue to optimize long-standing collaborative relationships with other community providers and partner organizations, including:
 - o Police / Fire / Emergency Medical Services
 - o Referring providers
 - o Community Operation and Communication Plan (condition)
- Provide a seamless continuum of care and avoid unwarranted fragmentation of services



Project Overview

Olympia Behavioral Health | Economic Development

OBH will promote economic development in the City of Lacey.

- The project will create more than 200 new living wage jobs (professional, skilled, and semi-skilled positions)
 - Physicians
 - Nurses
 - Therapists
 - Technicians
 - Administrative support staff
 - Food service staff
 - Janitorial staff
 - Security staff
 - Patient transport
- Will create an estimated 50-75 jobs associated with development and construction
- Will draw additional patients, families and potential staff from outside the City to retail, restaurant, and hospitality businesses in and around the City
- Will strengthen the local economy and tax base



Project Overview

Olympia Behavioral Health | Primary & Alternative Sites

- Two site locations have been considered:
 - OBH Olympia Site: 3000 Marvin Road NE, Lacey, WA
 - Alternative Site: Three parcels* at the southwest corner of Hawks Prairie Road NE and Marvin Road NE
- Site control has been obtained for the OBH Olympia site
- The preferred site is accessible from I-5 and public transit services connecting in and throughout Lacey and Thurston County
- Site selection criteria included: parcel assemblage, parcel size, availability, price, zoning, and compatibility with surrounding land uses



*Parcel #s: 75390000600; 75390000100; 75390000300



Marvin Road NE

PRIMARY SITE

29th Ave NE

OBH Olympia Site
3000 Marvin Road NE, Lacey,
Washington 98516



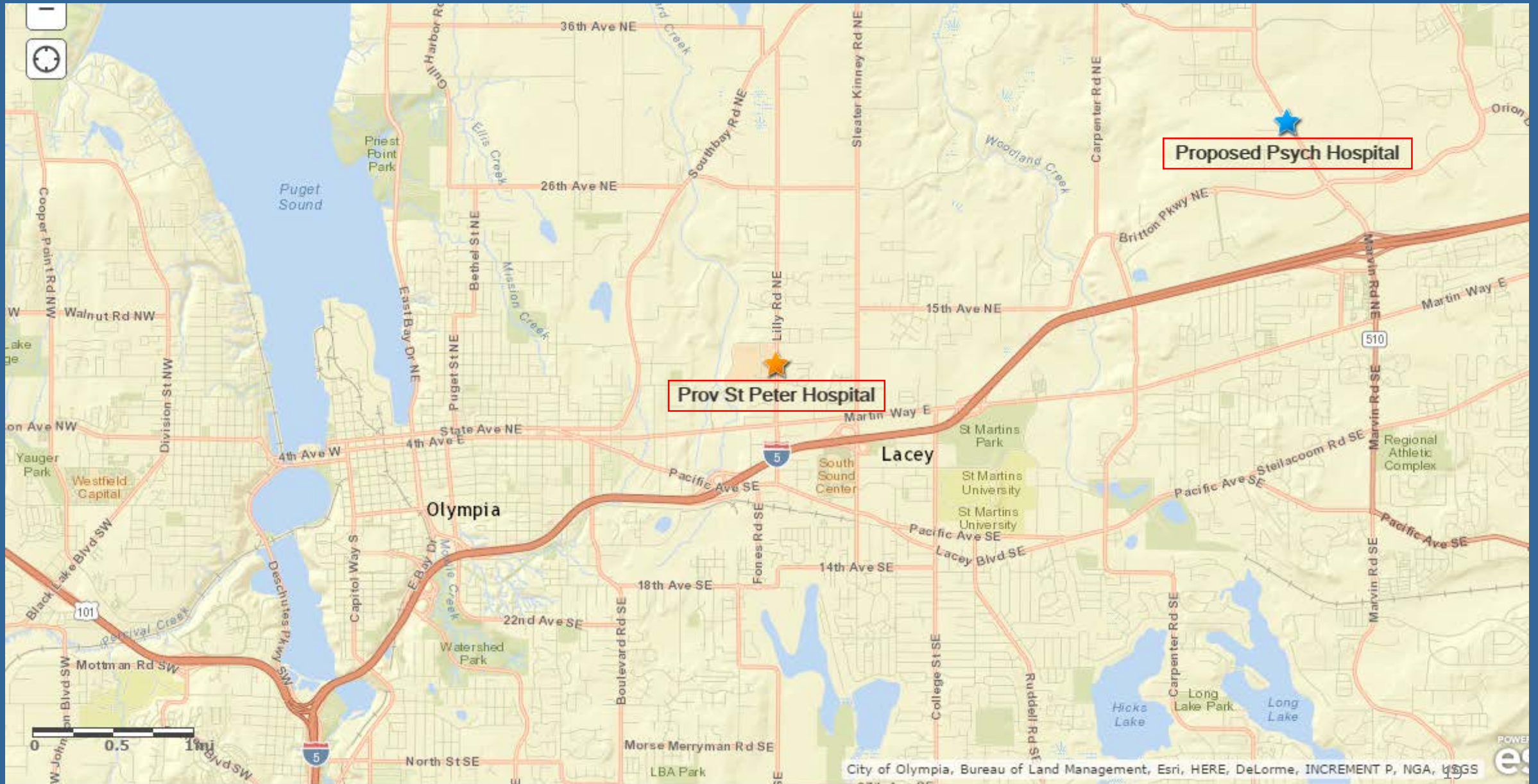
Alternative Site

Southwest corner of Hawks
Prairie Road NE and Marvin
Road NE, Lacey, WA



Proximity to Providence St. Peter Hospital

413 Lilly Road NE, Olympia, Washington 98506



Questions?

Olympia Behavioral Health, LLC | Type II Essential Public Facility Conditional Use Permit



LACEY CITY COUNCIL MEETING
June 17, 2021

SUBJECT: Public Art Policy Update

RECOMMENDATION: Motion to approve the following items:

1. Adoption of the updated Public Art Policy.
 2. Adoption of Resolution 1105 to the City Council establishing an annual public art fund contribution amount to one dollar (\$1.00) per capita
-

STAFF CONTACT: Scott Spence, City Manager *SS*
Shannon Kelley-Fong, Assistant City Manager *SKF*
Kelly Adams, Management Analyst *KA*

ORIGINATED BY: City Manager's Department

ATTACHMENTS: 1. [Draft Public Art Policy Amendments](#)
2. [Resolution 1105 - Allocation of Funds for Public Art](#)

FISCAL NOTE: None

PRIOR REVIEW: Community Relations & Public Affairs Committee – April 5, 2021
Community Relations & Public Affairs Committee – June 6, 2021

BACKGROUND:

Policy Update

In 2002, the Lacey City Council adopted a policy on Public Art as part of the City of Lacey Council Policies and Procedures Manual. The policy outlines desired objectives, funding sources, themes, and locations for the acquisition and installment of public art. At the June 7, 2021, Community Relations and Public Affairs Committee meeting, members reviewed and approved a revised public art policy and resolution for full Council consideration.

The following provides a brief overview of the proposed policy updates found in **Attachment 1**:

1. Updates the funding description to include the contribution of one-dollar (\$1.00) per capita to reflect recent Council practices. This increase was considered at a budget discussion in 2012.

2. Expands the objectives of public art to include a pleasing living, working, and playing environment; enhance economic development and attract visitors; sustainable maintenance and operation costs; and community engagement and community activation.
3. Expands the themes of public art to include exceptional military service or community military connection.
4. Expands the approved locations for public art to include activity hubs, parks, trails, open spaces, and utility structures.
5. Updates procedures to clearly define roles and responsibilities.

Amend Resolution

In 1995, City Council adopted two measures to establish funding for public art: Ordinance 1022 and Resolution 760. Ordinance 1022 established the Public Arts account; prescribed a means for allowing for donations, grants and other support for public art acquisition; and, required that one quarter (0.0025) of one percent of all city construction projects with appropriations over \$500,000 (street and utility projects are exempt). Resolution 760 established the City's direct contribution of twenty-five (\$0.25) cents per capita to the public arts fund. The Council approved an increase of one dollar (\$1.00) to the account the 2012 budget process. Staff recommends adopting Resolution XXX, which repeals and replaces Resolution 760, as shown in **Attachment 2**, to reflect this increase.

Recommended Next Step

1. Adopt the proposed amendments to Council Policies and Procedures Manual, Chapter 10.09 Public Art.
2. Adopt a new Resolution establishing an allocation of one dollar (\$1.00) per capita to the Public Art fund.

Other Considerations for this Committee

While performing research on this topic, staff reviewed public art programs at other municipal governments in Washington State. Many city governments have established art advisory boards, such as an Arts Commission, to make recommendations to their respective City Councils on public art policies and public art selections. In the future, the City may want to consider further exploration of a similar advisory body. Notably, this would have an impact on city and staff resources. Such impacts were not contemplated in the current budget. At this time, Staff is not recommending that the Committee consider creating a public art advisory board.

In the past, the City has used an ad hoc committee composed of Community Relations Committee members and members of the public to solicit and review art pieces. As an example, the City used this process for the Hawk Sculpture. At this time, the City recommends that future art projects use a similar ad hoc committee approach.

ADVANTAGES:

1. The updates are intended to improve the Council Policy on Public Art.

DISADVANTAGES:

1. None identified at this time.

10.09 Public Art Policy

The purpose of this policy is to provide a process for selecting and installing public artwork that defines City boundaries and entryways; ~~to~~creates a sense of community identity and character; ~~to~~reflects the City's history, heritage, values, and culture; ~~to~~makes the community more livable and enjoyable; and, ~~to celebrate~~celebrates the value, benefit, and contribution of art to our society.

The City ~~of Lacey~~to will periodically acquire pieces of art ~~that will~~to enrich our community, promote art appreciation, and enhance the aesthetics of our City. The City Council retains final authority on the selection and placement of all art to be located in public rights-of-way and city-owned buildings properties within Lacey. It is the intent of this policy that all art placed in the public rights-of-way, or placed on City-owned property be tasteful, non-controversial, and non-offensive.

Public art will be funded in part through revenue generated from an annual ~~25-cent~~one dollar (\$1.00) per capita set-aside as outlined in Resolution XXX. Additionally, funds are to be budgeted in accordance with Lacey Ordinance 1022, which provides that all appropriations for city construction projects visible and useable by the public, except street and utility projects, ~~which~~where appropriations exceed \$500,000 shall include an amount equal to one-fourth (0.0025) of one percent (1%) of the estimated construction cost of such project for works of art.

1. Selections of public art should accomplish one or more of the following objectives:
 - a. Define City boundaries or entryways into the community
 - ~~a.b.~~ Create a sense of community, identity, and character-
 - ~~b.c.~~ Reflect Lacey's history, heritage, community values, and culture-
 - d. Provide interactive opportunities for the general public-
 - e. Provide a pleasing living, working, and playing environment
 - f. Enhance economic development and attract visitors
 - g. Provide Sustainable maintenance and operation costs
 - ~~e.h.~~ Create opportunities for community and civic engagement
2. Themes for public art should reflect one or more of the following ideas:
 - a. The natural beauty of the City as reflected in its trees and lakes-
 - b. A history of our community as reflected in historic buildings, founding families, and events of historical significance-
 - c. The importance of family and youth in our community-
 - d. Northwest artifacts, symbols and signs, including Native American Art, salmon, orcas, fishing, and timber-
 - e. ~~Vintage style~~Historical ly authentic reproduction lighting, ornamental poles, landscape furnishings, entry signs, park signs, clocks, bell towers and fountains
 - f. The rich diversity of the community-
 - ~~f.~~ Exceptional military service or the community's military connection
 - g.
3. Public art should be placed at the following locations to compliment or enhance the surroundings:
 - a. Medians on arterial streets identifying entrances into the City ~~Parks and other similar open spaces-~~
 - b. Activity hubs such as Central business district, bounded by Sleater Kinney, College Street, Pacific Avenue and 3rd Avenue. business districts, commerce centers, and residential areas

- c. Roundabouts or traffic devices to compliment or enhance the natural landscaping of trees, shrubbery and bushes-
- d. City-owned civic buildings and grounds, such as City Hall, the Community Center, the Lacey Timberland Regional Library, the Lacey Child Care and Family Services Center, and the Virgil S. Clarkson Senior Center-
- e. Lacey Parks, trails and publicly owned open spaces
- d. Utility structures maintained by City of Lacey Public Works to include, but not limited to, utility boxes, poles, sidewalks and maintenance hole covers
- e.f.

Procedure:

1. City staff maintain a catalogue of existing art pieces, which identify the artist, the location of the art piece and the purchase cost. This catalogue includes a map representing the locations of existing pieces.
 2. City staff maintain Create a map to identify representing the locations of existing art pieces, and revise as new pieces are purchased.
 3. City staff will develop a list identifying locations to place art pieces over a six-year period; and provide revisions to the list as pieces of art installations are placed at the locations identified on the list completed.
 4. Every other year, or as funding is available, the City Community Relations Committee will solicit for art pieces pursuant to current financial City purchasing policies select and recommend one piece of art for purchase. The Community Relations Committee will perform the initial review on solicitations and recommend bids recommend art pieces for approval to by the full City Council.
- Solicit art pieces
Select from catalogues
4. Go out to competitive bid
 5. The Full Lacey City Council will review and approve the final purchase and placement of the art installation.

(Refer to Attachment 10.09A – Ordinance 1022, Resolution XXX.)

RESOLUTION NO. 1105

CITY OF LACEY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LACEY PROVIDING FOR AN INCREASE OF THE ANNUAL ALLOCATION OF FUNDS FOR PUBLIC ART.

WHEREAS, the Lacey City Council recognizes that public art provides a sense of civic pride, contributes to tourism and economic activity, energizes public spaces, transforms communities, provides opportunities for recognizing events, persons, and cultures, and can create a place for civic engagement; and

WHEREAS, the Lacey City Council adopted Ordinance 1022 in 1995 providing for the allocation of one-quarter of one percent of new construction of certain capital facilities to be set aside for public art; and

WHEREAS, the Lacey City Council adopted Resolution 760 in 1995 providing for a twenty-five-cent (\$0.25) per capita allocation of funds to be placed in a “public arts fund” for the purpose of acquiring art to be enjoyed by the residents of Lacey and the surrounding community; and

WHEREAS, in 2010 the Lacey City Council increased the per capita allocation of funds placed in the “public arts fund” for the purpose of acquiring art to be enjoyed by the residents of Lacey and the surrounding community to one dollar (\$1.00), however this increase was not memorialized by Resolution; and

WHEREAS, the Lacey City Council wishes to continue to provide public funds for the acquisition of public art to the extent that economic conditions allow such allocation of funds.

NOW, THEREFORE, THE LACEY CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Resolution 760 is hereby repealed.

Section 2. Implementation of an annual per capita allocation to the “public arts fund” of one dollar (\$1.00). In addition to the continued allocation provided for in Ordinance 1022, the City of Lacey will allocate an additional amount of one dollar (\$1.00) per capita to be placed in a “public arts fund” for the purpose of acquiring art to be enjoyed by the greater community of Lacey and its visitors, provided economic conditions allow for the allocation of said funds to this account as determined by the City Council.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, THIS 17th
day of June, 2021.

LACEY CITY COUNCIL

By_____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



LACEY CITY COUNCIL MEETING

June 17, 2021

SUBJECT: 2021 Stormwater Rate Ordinance

RECOMMENDATION: Upon review and concurrence, adopt stormwater rate ordinance setting the 2021 stormwater rates effective July 1, 2021.

STAFF CONTACT: Scott Spence, City Manager *SS*
Troy Woo, Finance Director *TW*

ORIGINATED BY: Troy Woo, Finance Department

ATTACHMENTS: [Ordinance No. 1591](#)

FISCAL NOTE:

PRIOR REVIEW: 2021 Budget Workshop on October 1, 2020
2021 Revenue Hearing on November 5, 2020
Council Worksession on May 27, 2021

BACKGROUND:

The most recent stormwater comprehensive plan update was completed and adopted by the City Council on November 19, 2020, as a part of the City's comprehensive plan update. The stormwater comprehensive plan financial chapter recommends 4.5 percent annual increases for the years 2021 through 2025. Staff recommends adopting a mid-year 4.5 percent increase as identified by the Stormwater comprehensive plan in 2021. During the 2021 Budget development process, the City Council and staff discussed the adoption of a mid-year implementation of the 2021 stormwater rate increase. Due to the uncertain COVID-19 public health emergency economic environment, the City Council delayed the consideration of rate increases to mid-year 2021.

In anticipation of continuing uncertain and difficult economic conditions related to the COVID-19 public health emergency, Finance and Economic Development Committee discussed the possibility of suspending any 2021 utility rate increases at its June 23, 2020 meeting. About

the same time, the City's consultant and staff were completing the Stormwater comprehensive plan. The Stormwater comprehensive plan was adopted on November 19, 2020, and assumed a 4.5 percent increase for 2021. As discussed during the City Council's consideration to provide six months of financial relief to City utility customers, the financial condition of the Stormwater utility was not significantly weakened. However, the long-term impact of a suspension of the 2021 rate increase will reduce the utility's 2021 – 2025 revenues by approximately \$1 million. To meet the utility's minimum operating and capital reserves, the capital improvement program may need to be reduced during this comprehensive plan period if the mid-year rate adjustment is not implemented.

The proposed increase has the following impacts to stormwater rates:

Rate Category	Percent of Impervious Surface	2018 Monthly Service Charge Per Gross Acre	2019 Monthly Service Charge Per Gross Acre	2020 Monthly Service Charge Per Gross Acre	2021 Monthly Service Charge Per Gross Acre
1 Single Family Residence	N/A	10.72	11.36	11.87	12.40
2 Duplex Family Residence	N/A	21.43	22.72	23.74	24.80
3 Very Light	0% to 10%	4.92	5.21	5.45	5.69
4 Moderate Light	>10% to 25%	17.78	18.84	19.69	20.58
5 Light	>25% to 40%	34.41	36.48	38.12	39.83
6 Moderate	>40% to 55%	52.46	55.60	58.11	60.72
7 Moderately Heavy	>55% to 70%	71.42	75.70	79.11	82.67
8 Heavy	>70% to 85%	92.13	97.66	102.05	106.64
9 Very Heavy	>85% to 100%	113.98	120.82	126.26	131.94

City staff first presented the current proposal to the City Council at the October 1, 2020, Worksession. During the November 5, 2020, Revenue Hearing, the City Council directed the consideration for a mid-year rate increase be delayed until Spring 2021. Based on the discussion at the May 27, 2021 City Council Worksession, staff recommends the adoption of the 2021 Stormwater Rate Ordinance.

ADVANTAGES:

1. Inflationary rate adjustments will help address future capital needs and the growing costs of stormwater services.
2. Maintaining consistent rate increases provides customers consistent and predictable rate increases for planning purposes.
3. Deferring needed capital improvements or maintenance and ignoring operational and maintenance costs can occur when rates are kept artificially low. This can result in rate spikes to adjust future rates to the correct levels.

DISADVANTAGES:

1. It is often a challenging time to increase rates and a 4.50 percent increase seems significant. However, compared to many other consumer products and services, a \$0.53 per month increase is reasonable for this important community service.
2. The July 1, 2021 effective date coincides with the high water use of the irrigation season.

ORDINANCE NO. 1591

CITY OF LACEY

AN ORDINANCE RELATING TO STORMWATER SERVICE RATES, AMENDING SECTION 13.70.030 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the City of Lacey is committed to comply with the Phase II Western Washington Municipal Stormwater Permit, which provides for the requirements necessary to preserve water quality and resources, and

WHEREAS, it is necessary to increase the stormwater service rates in order to provide for the additional maintenance costs to meet system requirements and provide funding for scheduled capital improvements; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Section 13.70.030 of the Lacey Municipal Code is hereby amended to read as follows:

13.70.030 Service charge rate.

Subject to the rate adjustments provided in LMC 13.70.035, the storm and surface water utility charges shall be levied upon the basis of a flat monthly rate for all developed single-family residential parcels and two-family residential parcels and a sliding rate for all other parcels. The sliding rate shall be determined by measuring the amount of impervious surface area on each parcel and dividing that figure by the total area of the parcel to determine the percent of impervious surface and therefore the rate category. The monthly charge shall be that amount resulting from multiplying the service charge for the rate category applicable to the parcel by the total area of the parcel. The rate categories, the parameters of impervious surface for said rate categories and the monthly service charge applicable to each category shall be as follows:

Rate Category	Percent of Impervious Surface	2020 Monthly Service Charge Per Gross Acre	2021 Monthly Service Charge Per Gross Acre
1 Single Family Residence	N/A	11.87	12.40
2 Duplex Family Residence	N/A	23.74	24.80
3 Very Light	0% to 10%	5.45	5.69
4 Moderate Light	>10% to 25%	19.69	20.58
5 Light	>25% to 40%	38.12	39.83
6 Moderate	>40% to 55%	58.11	60.72
7 Moderately Heavy	>55% to 70%	79.11	82.67
8 Heavy	>70% to 85%	102.05	106.64
9 Very Heavy	>85% to 100%	126.26	131.94

The rates set forth above shall be effective for all stormwater utility billings ~~during calendar year 2020~~ beginning July 1, 2021 and thereafter until further amended.

Section 2. This Ordinance shall be effective as of July 1, 2021.

Section 3. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, on this 17th day of June, 2021.

CITY COUNCIL

Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

SUMMARY FOR PUBLICATION
ORDINANCE NO. 1591
CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on June 17, 2021, Ordinance No. 1591, entitled “**AN ORDINANCE RELATING TO STORMWATER SERVICE RATES, AMENDING SECTION 13.70.030 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.**”

A section by section summary of this ordinance is as follows:

Section 1 amends section 13.70.030 establishing stormwater rates for 2021 for purposes of providing revenue for increased maintenance and capital expenditures for the stormwater utility system.

Section 2 establishes the effective date of July 1, 2021.

Section 3 provides provisions for corrections.

Section 4 approves this summary.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: June 21, 2021



LACEY CITY COUNCIL MEETING

June 17, 2021

SUBJECT: 2021 Sewer Rate Ordinance

RECOMMENDATION: Upon review and concurrence, adopt sewer rate ordinance setting the 2021 sewer rates effective July 1, 2021.

STAFF CONTACT: Scott Spence, City Manager *SS*
Troy Woo, Finance Director *tw*

ORIGINATED BY: Troy Woo, Finance Department

ATTACHMENTS: [Ordinance No. 1592](#)

FISCAL NOTE:

PRIOR REVIEW: 2021 Budget Workshop on October 1, 2020
2021 Revenue Hearing on November 5, 2020
Council Worksession on May 27, 2021
Council Worksession on June 10, 2021

BACKGROUND:

The next scheduled update of the sewer comprehensive plan is anticipated to take place by 2023. The update requirements for the sewer comprehensive plan (2015) was extended beyond the last multi-year sewer rate schedule. This has created a timing issue between operational and capital needs of the utility and the projected rates required to meet the revenue needs. To address this issue, the City's water rate consultant prepared a multi-year rate recommendation for the sewer utility in conjunction with the water rate recommendation. This identified the septic-to-sewer relationship between water and sewer and the funding required to fund a septic abatement construction improvement plan. During the 2021 Budget development process, staff developed a one-year inflationary rate recommendation to allow time for the completion of the comprehensive plan. Due to the uncertain COVID-19 public health emergency economic environment, the City Council delayed the consideration of rate increases to mid-year 2021.

At the May 27, 2021, Worksession, the City Council was presented three sewer rate scenarios:

1. A construction improvement plan including septic to sewer projects with no rate increase on July 1, 2021
2. A construction improvement plan including septic to sewer projects with a 3.0 percent rate increase on July 1, 2021
3. A construction improvement plan without septic to sewer projects with a 3.0 percent rate increase on July 1, 2021

At the conclusion of this utility rate discussion, the City Council supported the funding of the long-term (2030-2039) septic abatement projects and mid-year rate adjustments to maintain the City's historical approach to keep rates more consistent and future rate increases lower. The City Council requested additional scenarios for water and sewer rates to include 5.0 percent mid-year 2021 adjustments for comparison purposes.

At the June 10, 2021, Worksession, the City Council was presented three sewer rate scenarios:

1. A construction improvement plan including septic to sewer projects with no rate increase on July 1, 2021
2. A construction improvement plan including septic to sewer projects with a 3.0 percent rate increase on July 1, 2021
3. A construction improvement plan including septic to sewer projects with a 5.0 percent rate increase on July 1, 2021

The City Council directed staff to prepare a rate ordinance for a mid-year sewer increase of 5.0 percent. A mid-year 5.0 percent increase lowers the six-year rate projection by 1.0 percent annually and lowers the short-term (2023 - 2027) projected debt requirement by \$1.5 million.

Consistent with numerous actions taken by the City to provide financial relief for the citizens and businesses of Lacey, the mid-year 2021 sewer rate proposal did provide six months of financial relief. The combined use of reserves and mid-year increase maintains the cost recovery approach for operations and maintenance and continues to adequately fund capital improvement program.

A 5.0 percent increase to the 2021 residential sewer service charge is equal to \$1.10. The following table illustrates the impact of a 5.0 percent increase for 2021:

	2016 Rate	2017 Rate	2018 Rate	2019 Rate	2020 Rate	2021 Rate
Basic Sewer Service Charge	\$18.80	\$19.60	\$20.43	\$21.30	\$21.94	\$23.04

Based on the direction provided at the May 27, 2021, and June 10, 2021 City Council Worksessions, staff recommends the adoption of the 2021 Sewer Rate Ordinance increasing rates 5.0 percent effective July 1, 2021.

ADVANTAGES:

1. Inflationary rate adjustments will help address future capital needs and the growing costs to convey wastewater and maintain the region's water quality.
2. Maintaining inflationary rate increases provides customers consistent and predictable rate increases for planning purposes.
3. Deferring needed capital improvements or maintenance and ignoring operational and maintenance costs can occur when rates are kept artificially low. This can result in rate spikes to adjust future rates to the correct levels.

DISADVANTAGES:

1. Increasing sewer rates can be challenging to customers regardless of the economic conditions. However, this modest increase will help offset future rate increases and allows the City of Lacey to maintain service levels and the protection of its environment.
2. The July 1, 2021, effective coincides with the high water use of the irrigation season.

ORDINANCE NO. 1592

CITY OF LACEY

AN ORDINANCE RELATING TO SEWER SERVICE RATES, AMENDING SECTION 13.16.060 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, additional requirements and significant capital improvements to the City's water system have greatly impacted the operating costs of such system, and

WHEREAS, it is necessary to increase the sewer service rates in order to provide for the additional maintenance costs to meet system requirements and provide funding for scheduled capital improvements; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Section 13.16.060 of the Lacey Municipal Code is hereby amended to read as follows:

13.16.060 Service charge - Designated.

- A. The "basic sewer service charge" of Lacey for each equivalent residential unit for all utility billings ~~during calendar year 2020~~effective July 1, 2021 and thereafter until amended shall be as follows:

	2020 Rate	2021 Rate
Basic Sewer Service Charge	\$21.94	\$23.04

- B. The "wastewater service charge" shall be an amount equal to that set by the LOTT Alliance Board of Directors pursuant to the LOTT Alliance Intergovernmental Agreement.

Section 2. This Ordinance shall be effective as of July 1, 2021.

Section 3. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, on this 17th day of June, 2021.

CITY COUNCIL

Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

SUMMARY FOR PUBLICATION
ORDINANCE NO. 1592
CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on June 17, 2021, Ordinance No. 1592, entitled “**AN ORDINANCE RELATING TO SEWER SERVICE RATES, AMENDING SECTION 13.16.060 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.**”

A section by section summary of this ordinance is as follows:

Section 1 amends section 13.16.060 establishing sewer rates for 2021 for purposes of providing revenue for increased maintenance and capital expenditures for the sewer utility system.

Section 2 establishes the effective date of July 1, 2021.

Section 3 provides provisions for corrections.

Section 4 approves this summary.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: June 21, 2021



LACEY CITY COUNCIL MEETING

June 17, 2021

SUBJECT: 2021 Water Rate Ordinance

RECOMMENDATION: Upon review and concurrence, adopt water rate ordinance setting the 2021 water rates effective July 1, 2021.

STAFF CONTACT: Scott Spence, City Manager *SS*
Troy Woo, Finance Director *TW*

ORIGINATED BY: Troy Woo, Finance Department

ATTACHMENTS: [Ordinance No. 1593](#)

FISCAL NOTE:

PRIOR REVIEW: 2021 Budget Workshop on October 1, 2020
2021 Revenue Hearing on November 5, 2020
Council Worksession on May 27, 2021
Council Worksession on June 10, 2021

BACKGROUND:

The next update of the water comprehensive plan is in progress, but will not be completed until later in 2021 and will be considered during the 2022 City Comprehensive Plan update process. During the 2021 Budget development process, staff developed a one-year inflationary rate recommendation to allow time for the completion of the comprehensive plan. Due to the uncertain COVID-19 public health emergency economic environment, the City Council delayed the consideration of rate increases to mid-year 2021.

At the May 27, 2021, Worksession, the City Council was presented three water rate scenarios:

1. A construction improvement plan including septic to sewer projects with no rate increase on July 1, 2021

2. A construction improvement plan including septic to sewer projects with a 3.0 percent rate increase on July 1, 2021
3. A construction improvement plan without septic to sewer projects with a 3.0 percent rate increase on July 1, 2021

At the conclusion of this utility rate discussion, the City Council supported the funding of the long-term (2030-2039) septic abatement projects and mid-year rate adjustments to maintain the City's historical approach to keep rates more consistent and future rate increases lower. The City Council requested additional scenarios for water and sewer rates to include 5.0 percent mid-year 2021 adjustments for comparison purposes.

At the June 10, 2021, Worksession, the City Council was presented three water rate scenarios:

1. A construction improvement plan including septic to sewer projects with no rate increase on July 1, 2021
2. A construction improvement plan including septic to sewer projects with a 3.0 percent rate increase on July 1, 2021
3. A construction improvement plan including septic to sewer projects with a 5.0 percent rate increase on July 1, 2021

The City Council directed staff to prepare a rate ordinance for a mid-year water increase of 5.0 percent. A mid-year 5.0 percent increase lowers the six-year rate projection by 1.25 percent annually and lowers the short-term (2023 - 2027) projected debt requirement by \$1.5 million.

Consistent with numerous actions taken by the City to provide financial relief for the citizens and businesses of Lacey, the mid-year 2021 water rate proposal did provide six months of financial relief. The combined use of reserves and mid-year increase maintains the cost recovery approach for operations and maintenance and continues to adequately fund capital improvement program.

A 5.0 percent increase to the 2021 residential water service charge is equal to \$1.74 per month (900 cubic feet). The following table illustrates the impact of a 5.0 percent increase for 2021:

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Base Rate	\$ 15.67	\$ 16.14	\$ 16.62	\$ 17.45
Consumption	<u>17.01</u>	<u>17.52</u>	<u>18.04</u>	<u>18.94</u>
Total Monthly Charges	\$ 32.68	\$ 33.66	\$ 34.66	\$ 36.40

Based on the direction provided at the May 27, 2021, and June 10, 2021 City Council Worksessions, staff recommends the adoption of the 2021 Water Rate Ordinance increasing rates 5.0 percent effective July 1, 2021.

ADVANTAGES:

1. Inflationary rate adjustments will help address future capital needs and the growing costs to produce and deliver quality water.
2. Maintaining inflationary rate increases provides customers consistent and predictable rate increases for planning purposes.
3. Deferring needed capital improvements or maintenance and ignoring operational and maintenance costs can occur when rates are kept artificially low. This can result in rate spikes to adjust future rates to the correct levels.

DISADVANTAGES:

1. Increasing water rates can be challenging to customers regardless of the economic conditions. However, this modest increase will help offset future rate increases and allows the City of Lacey to maintain service levels and the protection of its clean water.
2. The July 1, 2021 effective coincides with the high water use of the irrigation season.

ORDINANCE NO. 1593

CITY OF LACEY

AN ORDINANCE RELATING TO WATER SERVICE RATES, AMENDING SECTION 13.32.030 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, additional requirements and significant capital improvements to the City's water system have greatly impacted the operating costs of such system, and

WHEREAS, it is necessary to increase the water service rates in order to provide for the additional maintenance costs to meet system requirements and provide funding for scheduled capital improvements; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Section 13.32.030 of the Lacey Municipal Code is hereby amended to read as follows:

13.32.030 Service charge--Metered.

Water service charges for metered connections to the city water system shall be determined and the revenues received there from utilized as follows:

- A. The customers of the water system shall be divided into two groups. Group 1 shall consist of single family residences, duplex residences and irrigation accounts. Group 2 shall consist of multi-family residential structures, mobile home parks and commercial buildings.
- B. The monthly base rate and monthly consumption rate for each one hundred cubic feet of water consumed by Group 1 customers ~~during calendar year 2020~~effective July 1, 2021 and thereafter until amended shall be as follows:

In-City Rates	2020 Rates	2021 Rates
Base Rate	\$16.62	\$17.45
1 st 600 c.f.	\$1.3834	\$1.4526
601 – 1200 c.f.	\$3.2473	\$3.4096
1201 – 2400 c.f.	\$4.1503	\$4.3578
Over 2400 c.f.	\$5.5419	\$5.8190
Out-of-City Rates	2020 Rates	2021 Rates
Base Rate	\$19.95	\$20.95
1 st 600 c.f.	\$1.6601	\$1.7431
601 – 1200 c.f.	\$3.8967	\$4.0916
1201 – 2400 c.f.	\$4.9803	\$5.2294
Over 2400 c.f.	\$6.6503	\$6.9828

- C. The monthly base rate and monthly consumption rate for each one hundred cubic feet of water consumed by Group 2 customers ~~during calendar year 2020~~ effective July 1, 2021 and thereafter until amended shall be as follows:

In-City Rates	2020 Rates	2021 Rates
Base Rate	\$16.62	\$17.45
1 st 600 c.f.	\$1.3834	\$1.4526
Over 601 c.f.	\$3.2473	\$3.4096
Out-of-City Rates	2020 Rates	2021 Rates
Base Rate	\$19.95	\$20.95
1 st 600 c.f.	\$1.6601	\$1.7431
Over 601 c.f.	\$3.8967	\$4.0916

- D. Irrigation accounts shall be those accounts developed from the use of water for irrigation through a meter or meters separate from the metering of other water use upon such property. Group 2 customers who connect to the water system after passage of this ordinance will be required to use a separate meter or meters for irrigation purposes and the water usage through such separate meter or meters shall be considered as an irrigation account. If such a new Group 2 customer is assuming an existing Group 2 account, the requirement to install a separate meter or meters for irrigation purposes shall not apply.
- E. Publicly owned recreation property such as city or county parks and school district playfields shall be billed pursuant to the schedule for Group 2 customers. Provided, however, that to qualify for such billing, the facility must first receive

an irrigation audit by the city water department and demonstrate that a good faith effort is being made to remedy deficiencies and conserve water.

F. The billing rate to those customers utilizing water directly from water hydrants, with the consent of the city, shall be charged at a rate equivalent to the charges applicable to In-city Group 1 customers for consumption in excess of two thousand four hundred cubic feet.

G. An amount equal to fifteen percent of the revenues received from service charges as set forth herein shall be set aside by the city separately for the purpose of accumulating a depreciation reserve for the replacement of equipment and plant in place of the water system. The balance of the income received from said charges shall be used for maintenance and operation, construction and debt service requirements of said system.

Section 2. This Ordinance shall be effective as of July 1, 2021.

Section 3. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, on this 17th day of June, 2021.

CITY COUNCIL

Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

SUMMARY FOR PUBLICATION
ORDINANCE NO. 1593
CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on June 17, 2021, Ordinance No. 1593, entitled “**AN ORDINANCE RELATING TO WATER SERVICE RATES, AMENDING SECTION 13.32.030 AND APPROVING A SUMMARY FOR PUBLICATION.**”

A section by section summary of this ordinance is as follows:

Section 1 amends section 13.32.030 establishing water rates effective July 1, 2021 for purposes of providing revenue for increased maintenance and capital expenditures for the water utility system.

Section 2 establishes the effective date of July 1, 2021.

Section 3 provides provisions for corrections.

Section 4 approves this summary.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: June 21, 2021



LACEY CITY COUNCIL MEETING

June 17, 2021

SUBJECT: Solid Waste Management Plan and Flow Control Ordinance

RECOMMENDATIONS:

1. Authorize the City Manager to enter into an interlocal agreement for Thurston County Solid Waste Management, and Solid Waste Management Plan and Hazardous Waste Plan Updates between Thurston County and City of Lacey
2. Adopt Ordinance 1594 relating to solid waste management, designating the Thurston County Solid Waste System for solid waste originating in the City, amending section 8.04.040 of the Lacey Municipal Code, and approving a summary for publication.

STAFF CONTACT: Scott Spence, City Manager *SS*
Shannon Kelley-Fong, Assistant City Manager *SKF*

ORIGINATED BY: City Manager's Department

ATTACHMENTS:

1. [Interlocal Agreement for Thurston County Solid Waste Management Plan](#)
2. [Ordinance No. 1594 relating to Solid Waste Management Flow Control](#)
3. [Letter from Thurston County related to Solid Waste Management Plan](#)

FISCAL NOTE: None.

PRIOR REVIEW: General Government & Public Safety Committee – March 23, 2021

BACKGROUND:

Pursuant to RCW 70A.205 and RCW 70A.300, all cities and counties in the state are mandated to adopt and implement a comprehensive solid waste plan and a moderate risk waste management plan. Per RCW 35.21.152, the City of Lacey ("City") has authority over solid waste handling, including the authority to designate disposal sites for solid waste collected within its boundaries. RCW 35.21.152 also authorizes the City to enter into agreements with public or private parties for purposes of solid waste handling.

Historically, cities and towns in Thurston County have exercised their option under state law to participate in a joint county/municipality integrated solid and hazardous waste management program with Thurston County. This effort has resulted in the creation of the Thurston County Solid Waste Management Plan (SWMP) and Hazardous Waste Plan (HWP) documents. The City is a member of the Thurston County Solid Waste Advisory Committee (SWAC). The SWAC participates in the creation of the SWMP. Lacey Councilmember Michael Steadman served as Lacey's representative on the SWAC during the development of the SWMP 2021-2026 update. In January 2021, the SWAC recommended that the SWMP 2021-2026 move forward for adoption by participating cities and towns.

SWMP 2021-2026 Update:

The purpose of the SWMP 2021-2026 is to develop recommended waste management strategies for the years 2021 through 2026 to fulfill the requirements of RCW 70A.205. The SWMP 2021-2026 also considers sufficient processing and disposal options for the next twenty years. The SWMP 2021-2026 is intended to replace the existing plan that was developed in 2009. Required elements of a SWMP include, but are not limited to, an inventory, description of solid waste handling facilities, deficiencies in meeting current needs, projected twenty year needs for solid waste handling facilities, waste reduction element, and assessment on the plan's impact on the cost of solid waste collection. The full SWMP 2021-2026 can be accessed [here](#).

On March 23, 2021, Karen Weiss, Interim Solid Waste Division Manager for Thurston County and Wendy Mifflin, Senior Planner at HDR, Inc., provided the General Government and Public Safety Committee with an update on the SWMP 2021-2026. As part of this presentation, they provided background information on solid waste management, an overview of the current solid waste system, flow control, and the mission and goals of the Solid Waste. The presentation also reviewed current landfill facilities, potential changes, historical & projected service area projections and waste generation projections. At this meeting, the General Government and Public Safety Committee passed a motion to move the interlocal agreement with Thurston County for solid waste and hazardous waste planning and flow control ordinance move to the full Lacey City Council for consideration.

Next Steps in the SWMP 2021-2026 process:

1. Member cities and towns approve the Intergovernmental Agreement with Thurston County for Solid Waste and Hazardous Waste Planning.

2. Member cities and towns adopt a Flow Control Ordinance by June 30, 2021.
3. Thurston County adopts the Solid Waste Management Plan for years 2021-2026.
4. Washington State Department of Ecology final approval for Plan.
5. Completion by of update process by July 31, 2021.

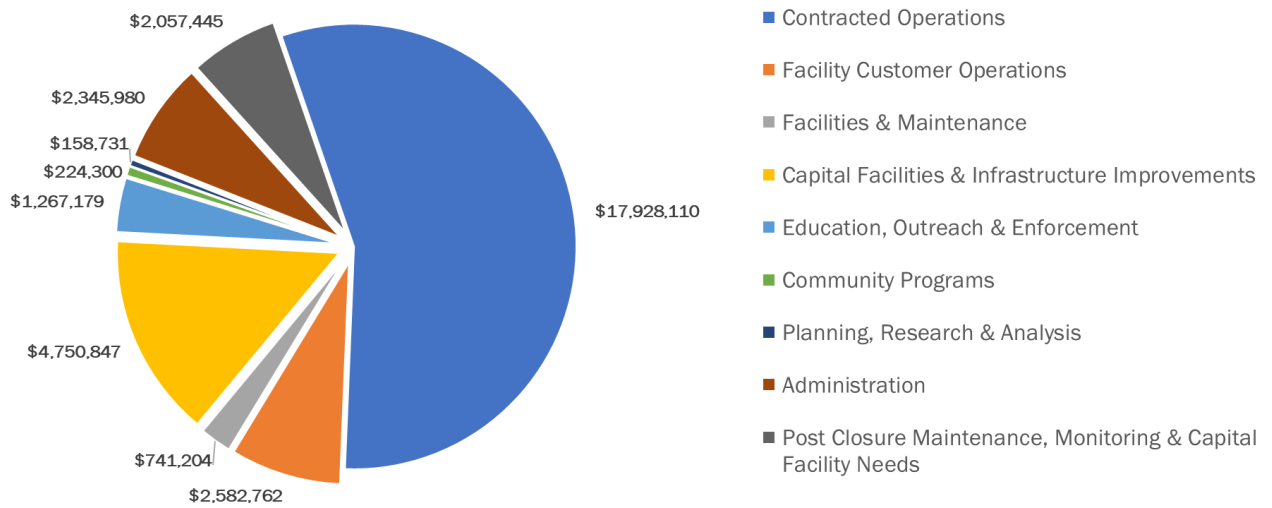
Flow Control:

Flow control is the legal basis for a local government to designate the locations where municipal solid waste is taken for processing, treatment and control. Thurston County adopted a Flow Control Ordinance in December 2020. The ordinance specifics that solid waste generated in Thurston County must remain in Thurston County. However, residential self-haul of solid waste within or outside of Thurston County is not subject to penalties set forth by the County's ordinance. Residential self-haul means the transport and disposal of solid waste by individual County residents and not waste handling for fee or other consideration.

The purpose of flow control is to:

- Maintain efficient, reliable and affordable solid waste operations and facilities for residents.
- Provide for facility and infrastructure capital improvements to address the current and future needs of our growing population.
- Supply resources to monitor and maintain the closed landfill in Hawks Prairie to comply with regulatory requirements.
- Align with the objectives and implement the goals for the County's Solid Waste Management Plan which include community programs and education, outreach and enforcement responsibilities.
- Ensure solid waste generated or collected in the County is handled responsibly in accordance with the values of the community.

Programs supported by flow control include the following:



The City incorporated similar language into the proposed ILA and ordinance that specifies that residential self-haul is not subject to flow control penalties.

ADVANTAGES:

1. Fulfills Lacey's statutory requirements for solid and hazardous waste management.

DISADVANTAGES:

1. None foreseen.

INTERLOCAL AGREEMENT FOR THURSTON COUNTY
SOLID WASTE MANAGEMENT, AND SOLID WASTE MANAGEMENT PLAN AND
HAZARDOUS WASTE PLAN UPDATES
BETWEEN THURSTON COUNTY AND CITY OF LACEY

WHEREAS, RCW 35.21.152 recognizes the City's authority over solid waste handling, including the authority to designate disposal sites for solid waste collected within its boundaries. RCW 35.21.152 also authorizes the City to enter contracts with the County for purposes of solid waste handling; and

WHEREAS, The County owns, operates and manages solid waste handling programs and system (collectively "System") under Chapter 36.58 RCW. RCW 36.58.040 recognizes the County's authority over solid waste handling, including the authority to designate disposal sites for solid waste collected within its boundaries. RCW 36.58.040 also authorizes the County to enter contracts with the City for purposes of solid waste handling; and

WHEREAS, The Solid Waste Management Act, Chapter 70A.205 RCW, and the Hazardous Waste Management Act, Chapter 70A.300 RCW, provides for cooperative planning among cities and counties. The County and City have participated in the past in the development and implementation of the 2013 Thurston County Comprehensive Solid Waste Management Plan and the integrated County Hazardous Waste Plan (collectively, the "Plan"); and

WHEREAS, It is to the mutual advantage of the County and the City and their citizens to contract to provide for continued, integrated solid waste and hazardous waste management planning and solid waste programs, including the designation of solid waste handling systems and facilities;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, it is hereby agreed:

1. AGREEMENT. THIS INTERLOCAL AGREEMENT FOR THURSTON COUNTY SOLID WASTE MANAGEMENT, AND SOLID WASTE MANAGEMENT PLAN AND HAZARDOUS WASTE PLAN UPDATES ("Agreement") is made and entered into by and between Thurston County, a political subdivision of the State of Washington ("County") and the City of Lacey, a Washington municipal corporation ("City"). The County and City are each a "Party" and collectively the "Parties" to this Agreement. The Parties agree as follows. The above-recitals and findings are hereby incorporated in this Agreement by this reference.

2. PURPOSE. The purpose of this Agreement is to authorize the County under chapters 70A.205 and 70A.300 RCW to prepare and adopt updates to the Plan with the participation of the City, and for the County to provide certain solid waste management planning and handling services.

3. FINANCING, FUNDS AND BUDGET.

3.1 The costs of Plan administration and implementation shall be through the County Solid Waste Fund ("Fund"). The Fund is established by the County and maintained through user fees, grants, gifts, loans and other lawful funding sources as outlined in the Plan. The Fund is *Intergovernmental Agreement with City of Lacey for the Thurston County Solid Waste Management Plan and Hazardous Waste Plan Updates*

dependent on the support of the City through this Agreement. The County shall maintain the Fund as a dedicated fund within the County budget. All revenues and expenditures in connection with the Plan subject to this Agreement shall be budgeted and accounted for through this Fund.

3.2 The County may from time-to-time adopt by motion, resolution or ordinance, such rates and charges necessary to recover all costs of the County's solid waste planning, management and handling activities, including for solid waste processing and disposal, defense and payment of claims, capital improvements, landfill closure and post closure costs, waste reduction, recycling and public education relating to solid waste handling, waste reduction and recycling.

4. SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT PLAN ADMINISTRATION.

4.1 The County shall provide solid waste planning and management services for solid waste generated within the City. The County shall plan for hazardous waste planning and management within the City. The County shall serve as the planning authority for the Plan, except for such planning that is the responsibility of federal or state governments. The City shall participate in the Plan, as may be updated from time-to-time. Under RCW 70A.205.040(3) and RCW 70A.300.350, the City authorizes the County to include in the Plan provisions for the management of solid waste and hazardous waste generated within the City.

4.2 After adoption of the Plan by the County following the process under Chapters 70A.205 and 70A.300 RCW, and by the City pursuant to this Agreement, the County shall administer the Plan and shall have full authority to implement solid and hazardous waste management programs and services consistent with the Plan, for the City and the residents within the City boundaries. County management shall be conducted in conformance with all state and federal laws and regulations. Notwithstanding the foregoing, the County has no responsibility for the regulation or management of solid waste collection within the City corporate limits, or for hazardous waste handling or disposal. The County may maintain a program for collection and disposal of hazardous household substances.

5. EDUCATION. The County shall provide support and technical assistance to the City for educational resources and materials related to waste reduction and recycling strategies.

6. SOLID WASTE DISPOSAL. The County shall continue to provide for the efficient disposal of solid waste generated within the unincorporated areas of the County and the City, consistent with the Plan. The County shall be the operating authority for processing, transfer and disposal of solid waste generated within the unincorporated areas of the County and the City. The County shall not be responsible for solid waste that has been eliminated through recycling activities consistent with the Plan and lawfully permitted.

7. FLOW CONTROL. The City shall by ordinance designate the County system for the disposal of all solid waste generated and/or collected within the City. The City authorizes the County to designate disposal sites for the disposal of solid waste. No solid waste generated or collected within the City shall be diverted from the County's designated disposal site(s) without the County's prior approval. Residential self-haul of solid waste generated or collected within or outside of the City is not subject to penalties of this provision. For purposes of this

Intergovernmental Agreement with City of Lacey for the Thurston County Solid Waste Management Plan and Hazardous Waste Plan Updates

subsection, “residential self-haul” means the transport and disposal of solid waste by individual County residents and not waste handling for fee or other consideration. The designation of the County for solid waste disposal shall not otherwise affect the City’s programs for and control over solid waste collection, waste reduction and recycling. PROVIDED, HOWEVER, the City may continue to deliver or direct all residential, multi-family, mixed-use, and commercially generated recyclable and compostable materials to any permitted or permit exempt material recovery or composting facility that is operating consistent with all applicable laws. The designation of the County for solid waste disposal shall not otherwise affect the City’s control over solid waste collection.

8. ENFORCEMENT. The County shall have primary responsibility for enforcement of laws and regulations requiring solid waste disposal at sites designated by the County. The City shall cooperate with County in enforcement efforts, and by ordinance shall provide that it is a violation of City law to dispose of waste outside of the System without County approval. When legally feasible, the County shall bring enforcement actions to relating to solid waste handling under this Agreement Sections 7 and 8. However, when the County lacks legal authority to bring an enforcement action, the County may request in writing that the City bring such an enforcement action. The County shall provide all such information as may be necessary to support the action. The City shall comply with such a request or otherwise take action to ensure that all solid waste generated and/or collected within the City is disposed at the County designated disposal site(s). The County shall pay all reasonable attorney fees and costs incurred by the City in taking such enforcement actions.

9. ACCOUNTING. The County shall maintain accounts for the solid waste management program and the hazardous waste program in accordance with the requirements of the Washington State Auditor. Authorized representatives of the City shall have the right to inspect the accounting concerning the County solid and hazardous waste management programs at any reasonable time.

10. PROPERTY. Title to all property acquired with funds from the Fund shall vest in the County. In the event of sale of any property acquired using the Fund, the proceeds from the sale shall be deposited in the Fund or as otherwise required or permitted by law, regulation, grant or contract.

11. INSURANCE AND INDEMNIFICATION.

11.1 Consistent with its management responsibilities under this Agreement, the County shall maintain public liability insurance with limits in accordance with standard practice for its solid waste system, programs and operations.

11.2 The County hereby indemnifies and holds harmless the City and shall defend the City against any claims for personal injury or property damage arising out of the County’s management and operations of the solid waste system, including those set out in the Plan. The County’s indemnification, hold harmless, or defense obligations under this Section do not apply to any claims arising out of the actions of the City or any activities under a City’s control.

12. GENERAL.

Intergovernmental Agreement with City of Lacey for the Thurston County Solid Waste Management Plan and Hazardous Waste Plan Updates

12.1 No Third Party Beneficiaries. This Agreement shall not benefit any person who is not a Party, and there are no third party beneficiaries of this Agreement.

12.2 Governing Law; Venue. This Agreement is governed by the laws of the State of Washington. The venue for any action arising out of or relating to this Agreement shall be the Superior Court of Washington for Thurston County.

12.3 Effect on Preceding Contract. This Agreement, upon its execution by the Parties, supersedes any prior Intergovernmental Agreement for the Thurston County Comprehensive Solid Waste Management Plan and Hazardous Waste Management Plan, or related agreement.

12.4 Entire Agreement. This Agreement constitutes the entire Agreement between the Parties. Any written or verbal agreements that are not set out in this agreement are expressly excluded.

12.5 No Separate Legal Entity Created; No Property to Be Jointly Held. No separate legal entity is created by this Agreement. In carrying out this Agreement, the Parties will not jointly acquire, hold, or dispose of real or personal property. Any real or personal property used by a Party in carrying out this Agreement remains the property of that Party.

12.6 Recording. Prior to its entry into force, the County shall file this Agreement with the Thurston County Auditor's Office.

13. DEFINITIONS.

13.1 “County drop box facilities” means the Rainier Drop-Box Facility located at 13010 Rainier Acres Road, Rainier, Washington, the Rochester Drop-Box Facility located at 16500 Sargent Road, Rochester, Washington, and such other drop box facilities designated from time to time by the County or in the SWMP as facilities for the placement of a detachable container to receive solid waste from off site, including the area adjacent for necessary entrance and exit roads, unloading and turn around areas.

13.2 “County transfer stations” means the Thurston County Waste and Recovery Center transfer station located at 2420 Hogum Bay Road Northeast, Lacey, Washington, and such other transfer station facilities designated from time to time by the County or in the SWMP as facilities for receipt of solid waste from off-site from persons or route collection vehicles for consolidation into transfer vehicles, vessels or containers for transport to a solid waste handling facility.

13.3 “Department” means the Thurston County Department of Public Works, or such other department or division of County government as may be designated from time-to-time.

13.4 “Director” means the Director of the Department, or designee.

13.5 “Ecology” means the Washington Department of Ecology.

13.6 “Hazardous Waste Management” means the management and handling of certain material under Chapter 70A.300 RCW. “Hazardous waste” means the following, as set forth in RCW 70A.300.010, as now or hereafter amended:

13.6.1 "Hazardous household substances" means those substances identified by Ecology as hazardous household substances in the guidelines developed by Ecology.

13.6.2 "Hazardous substances" or "hazardous materials" means those substances or materials identified as such under regulations adopted pursuant to the federal hazardous materials transportation act, the toxic substances control act, the resource recovery and conservation act, the comprehensive environmental response compensation and liability act, the federal insecticide, fungicide, and rodenticide act, the occupational safety and health act hazardous communications standards, and the state hazardous waste act.

13.6.3 "Moderate risk waste" means (a) any waste that exhibits any of the properties of dangerous waste but is exempt from regulation under chapter 70A.300 RCW solely because the waste is generated in quantities below the threshold for regulation and (b) any household wastes that are generated from the disposal of substances identified by Ecology as hazardous household substances.

13.7 “Inert waste” means the following solid waste if it has not been tainted, through exposure from chemical, physical, biological or radiological substances, such that it presents a threat to human health or the environment greater than that inherent to the material: cured concrete, asphaltic materials, brick and masonry, ceramic materials produced from fired clay or porcelain, glass and stainless steel and aluminum, or as otherwise authorized for disposal at an inert waste facility as described in WAC 173-350-410.

13.8 “Participating City” means any city or the City that authorizes the County to prepare its solid waste management plan for inclusion in the SWMP, including any city that may in the future participate in preparing a joint plan for solid waste management, and any city or town that participates in the system.

13.9 “Person” means an individual, firm, association, partnership, political subdivision, government agency, municipality, industry, public or private corporation or any other entity whatsoever, including any affiliate that directly, or indirectly through one or more intermediaries, controls, is controlled by or is under common control with such person.

13.10 “Solid waste” or “wastes” means all putrescible and nonputrescible solid and semisolid wastes including, but not limited to MSW, garbage, rubbish, ashes, commercial waste, industrial wastes, demolition and construction wastes, inert wastes, abandoned vehicles or parts thereof, recyclable materials, and unrecovered residues from reclamation operations. See WAC 173-350-021 to determine if material is a solid waste.

13.11 “Solid waste handling” means the storage, collection, transportation, treatment, utilization, processing and final disposal of solid waste. See WAC 173-350-100 for expanded definition.

13.12 “System” means the comprehensive County-wide system or systems of solid waste handling, and any successor solid waste system or systems, established under chapter 36.58 RCW

Intergovernmental Agreement with City of Lacey for the Thurston County Solid Waste Management Plan and Hazardous Waste Plan Updates

and other state laws, which includes without limitation the operation and maintenance of the system disposal sites under this chapter, the regulation of solid waste handling facilities under Title 15 TCC, the SWMP and the rules and regulations of the Board of Health, and the designation of system disposal sites for, and the method or methods of transfer and disposal of, all solid waste generated and collected in the system areas, as established, designated, identified or otherwise provided by the County.

13.13 “System areas” means all unincorporated areas of the County, all incorporated areas of the participating cities and towns and, subject to separate agreement with the County, the areas of any other local government entities.

13.14 “System disposal sites” means the County transfer stations, the County drop box facilities and such other sites designated from time to time by the County or the SWMP as disposal sites of the system.

13.15 “Thurston County Code” or “TCC” is the codification of County ordinances.

14. EFFECTIVE DATE; TERM; TERMINATION; EXECUTION.

14.1 This Agreement shall be in force and remain in effect from the date of the last signature from each of the City and County (“Effective Date”). The Agreement term is to the earlier of twenty (20) years from the Effective Date or the Agreement’s amendment or replacement by a new agreement.

14.2 This Agreement may be terminated other than under Agreement Section 14.1, as follows:

14.2.1 By City. After City adoption and Ecology approval of a City Comprehensive Solid Waste Management Plan that provides for management of solid waste outside of the County system, the City may terminate this Agreement following twenty-four (24) months’ notice in writing to County.

14.2.2 By County. After 2026, upon County adoption and Ecology approval of a County Comprehensive Solid Waste Management Plan that does not provide for management of solid waste originating within the City, the County may terminate this Agreement following twenty-four (24) months’ notice in writing to City.

14.2.3 By Both Parties. This Agreement may be terminated at any time upon mutual agreement of the Parties.

14.3 This Agreement has been executed by each Party on the date set forth below.

THURSTON COUNTY

CITY OF LACEY

Intergovernmental Agreement with City of Lacey for the Thurston County Solid Waste Management Plan and Hazardous Waste Plan Updates

Tye Menser

Chairman, Board of County
Commissioners

Date: _____

ATTEST:

Amy Davis

Clerk of the Board

APPROVED AS TO FORM:

JON TUNHEIM

PROSECUTING ATTORNEY

By: _____

Rick Peters

Deputy Prosecuting Attorney

Scott Spence

City Manager

Date: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

*Intergovernmental Agreement with City of Lacey for the Thurston County Solid Waste
Management Plan and Hazardous Waste Plan Updates*

ORDINANCE NO. 1594

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY RELATING TO SOLID WASTE MANAGEMENT, DESIGNATING THE THURSTON COUNTY SOLID WASTE SYSTEM FOR SOLID WASTE ORIGINATING IN THE CITY, AMENDING SECTION 8.04.040 OF THE LACEY MUNICIPAL CODE, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, The City of Lacey, Washington (“City”) and Thurston County (“County”) entered into an Interlocal Agreement to cooperatively manage solid waste planning and management, and for periodic updates of the County Comprehensive Solid Waste Management Plan (including the moderate risk waste management plan) (collectively, the “SWMP”); and

WHEREAS, Under RCW 70A.205 and RCW 70A.300, all cities and counties in the state are mandated to adopt and implement a comprehensive solid waste plan and a moderate risk waste management plan; and

WHEREAS, The County operates and maintains a system of solid waste collection and disposal under Chapter 36.58 RCW (the “system”), including regulation of solid waste handling at the disposal sites of the system, including the Thurston County Waste and Recovery Center, the Rainier and Rochester Drop-Box Facilities and such other sites designated by the County (“system disposal sites”); and

WHEREAS, The integrity of the system and the system disposal sites, and their effective administration, are essential to reduce waste, control pollution and protect and promote the public health, safety and general welfare of the County and the City. Consistent with the SWMP and state law, it is therefore necessary to designate the system disposal sites as the exclusive disposal sites for all solid waste generated and collected within the system areas, including the City; and

WHEREAS, The County, City and other cities participating in the County system of solid waste management and planning have worked collaboratively to develop the SWMP; and

WHEREAS, It is in the public interest for the City and consistent with its authority under RCW 35.21.152 to designate disposal sites for solid waste originating within the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Section 8.04.040 of the Lacey Municipal Code is hereby amended as follows:

Disposal

A. All persons, associations and corporations shall dispose of all garbage and refuse through the use of licensed garbage and refuse contractors, or by other means approved by the health officer or agent in accordance with the state health standards such as burial, hauling to sanitary landfills, etc.

B. The Thurston County system for solid waste handling and disposal is hereby designated for the disposal of all solid waste generated and/or collected within the City. The City authorizes the County to designate disposal sites for the disposal of solid waste. No solid waste generated or collected within the City shall be diverted from the County's designated disposal site(s) without the County's prior approval. Residential self-haul of solid waste generated or collected within or outside of the City is not subject to penalties of this provision. For purposes of this subsection, "residential self-haul" means the transport and disposal of solid waste by individual County residents and not waste handling for fee or other consideration. The designation of the County for solid waste disposal shall not otherwise affect the City's programs for and control over solid waste collection, waste reduction and recycling.

Section 2. This Ordinance shall take effect five (5) days after its passage and publication as provided by law.

Section 3. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make corrections to this ordinance including, but not limited to, the corrections of scrivener's/clerical errors, references, ordinance numbering, section/subsection number and any references thereto.

Section 5. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, at a regularly-called meeting thereof, held this 17th day of June, 2021.

CITY COUNCIL

By: _____
Mayor

Approved as to form:

City Attorney

Attest:

City Clerk

SUMMARY FOR PUBLIC ATION
ORDINANCE NO 1594
CITY OF LACEY

The City Council of Lacey, Washington passed on June 17, 2021, Ordinance No. 1594, entitled “AN ORDINANCE OF THE CITY OF LACEY RELATING TO SOLID WASTE MANAGEMENT, DESIGNATING THE THURSTON COUNTY SOLID WASTE SYSTEM FOR SOLID WASTE ORIGINATING IN THE CITY, AMENDING SECTION 8.04.040 OF THE LACEY MUNICIPAL CODE, AND APPROVING A SUMMARY FOR PUBLICATION.”

The main points of the Ordinance are described as follows:

1. The Ordinance amends section 8.04.040 of the Lacey Municipal Code to designate the Thurston County system for solid waste handling and disposal for the disposal of all solid waste generated within the city.
2. The Ordinance approves this summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: June 21, 2021.



COUNTY COMMISSIONERS

Carolina Mejia
District One

Gary Edwards
District Two

Tye Menser
District Three

BOARD OF COUNTY COMMISSIONERS

March 12, 2021

Mr. Scott Spence
City Manager
City of Lacey
420 College Street SE
Lacey, WA 98503

Re: Solid Waste Management Planning and Thurston County Solid Waste System

Dear Mr. Spence:

On behalf of Thurston County, I would like to express my appreciation to you and all our municipal and business partners participating in the development of the most recent update of the Thurston County's Comprehensive Solid Waste Management Plan (SWMP), which includes the Moderate Risk Waste Management Plan. The collaborative development process with our community partners, the SWMP is pillared on the values of our region. The final draft of the 2021 – 2026 SWMP, as approved by the Solid Waste Advisory Committee and Washington State Department of Ecology, can be found at:

<https://www.co.thurston.wa.us/solidwaste/publications/docs/ThurstonSWMP2021-2026.pdf>.

Next steps in the SWMP adoption process include adoption by the participating cities and town, followed by final Thurston County Board of Commissioner approval.

The County is also moving forward with a Request for Proposal for solid waste maintenance, operations, transport, and disposal contract services. The prior contract has been in place for over 20 years and does not meet current operational needs.

Revenue generated from tipping fees at County disposal sites is required to fund both state-mandated programs, including the management of closed landfills and the costs of providing solid waste services to Thurston County residents. As a result, the County relies on the waste stream created in Thurston County, including cities and towns, to support contractual obligations and the state-mandated programs, which include solid and moderate risk waste management, public health and education, waste reduction, and recycling. To ensure a stable waste stream as the basis for a new contract, the County recently adopted a Flow Control Ordinance, directing waste generated in unincorporated Thurston County to our disposal sites and allowing cities to similarly direct waste generated in their jurisdictions. Flow control also ensures waste is disposed of in alignment with our community values.

The Solid Waste Management Act, Chapter 70A.205 RCW, and the Hazardous Waste Management Act, Chapter 70A.300 RCW, provide for cooperative planning among cities and counties. Cities have specific responsibility to participate in solid waste planning and authority to contract with the County for these purposes. To carry forward those programs, and in compliance with the State's directions for county and city solid waste management, planning, and contracting, we provide the following for the City's consideration and action:

- A draft of a new Interlocal Agreement - *Agreement for Thurston County Solid Waste Management, And Solid Waste Management Plan and Hazardous Waste Plan Updates Between Thurston County and City of Lacey*;
- A draft form of resolution adopting the Interlocal Agreement; and
- A draft form of ordinance providing for the direction of all solid waste (other than recycled or diverted waste) to the County system.

We respectfully request the City to consider and take action on the above items by June 30, 2021.

County representatives are available to provide information to the City, and to attend and participate in council meetings to address any questions about the SWMP, the County-wide solid waste program, and the above-referenced documents. Karen Weiss, Interim Solid Waste Division Manager, will be in touch to make arrangements, and can be reached at (360) 867-2327 or karen.weiss@co.thurston.wa.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ramiro Chavez", with a stylized flourish at the end.

Ramiro Chavez, PE, PgMP

County Manager

chavezr@co.thurston.wa.us

(360) 754-2960



LACEY CITY COUNCIL MEETING June 17, 2021

SUBJECT: Timing of Payment of Connection Fees

RECOMMENDATION: Motion to adopt ordinance to change the timing of payment of connection fees.

STAFF CONTACT: Scott Spence, City Manager *SS*
Scott Egger, Public Works Director *SE*
Roger Schoessel, City Engineer *RAS*
Peter Brooks, Water Resources Manager *PGB*
Tom Stiles, Public Works Development Review Manager

ORIGINATED BY: Public Works Department

ATTACHMENTS: 1. [Ordinance No. 1595 Regarding Timing of Payment of Utility Connection Charges](#)

FISCAL NOTE: These LMC revisions will not cause a change in revenue

PRIOR REVIEW: June 7, 2021, Utility Committee

BACKGROUND:

The timing for payment of connection fees is specified in Title 13 of the Lacey Municipal Code. Payment for all connection fees is currently required at the time of building permit. Staff is recommending changing the timing of payment of LOTT Capacity Development Charges (CDC's), Lacey Sewer General Facility Charges (GFC's), Lacey Water General Facility Charges (GFC's) and the Storm and Surface Water Utility Charge from prior to issuance of the building permit to prior to Final Public Works Approval and issuance of the Certificate of Occupancy. This change would only apply to multi-family, commercial, and industrial structures.

LOTT CDC's, Lacey Sewer GFC's, Lacey Water GFC's and Lacey Storm and Surface Water Utility Charges can cost several hundred thousand dollars. These are large costs for a developer to encumber at the start of a long duration project that can take up to two years to complete. Additionally, water is minimally used during construction and sewer is not

used at all. Shifting the requirement to pay these charges from prior to issuance of the building permit to prior to issuance of Final Public Works Approval could provide the developer relief related to cash-flow and interest. However, the developer will need to keep in mind that the connection charges are increased annually to keep up with inflation and the developer is required to pay the rate of the connection charges at the time of their payment.

In order to change the timing of payment of connection fees, Council action is required through the adoption of an ordinance, which would revise LMC 13.02.010, LMC 13.16.025, and LMC 13.32.005.

At its June 7, 2021, meeting, the Utilities Committee reviewed the proposed ordinance regarding the timing of payment of utility connection charges and recommended full City Council adoption.

ADVANTAGES:

1. These changes may provide benefit to the development community.

DISADVANTAGES:

1. Additional staff time may be needed to assure fees are submitted by the proposed times.

ORDINANCE 1595

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATED TO PAYMENT OF UTILITY CONNECTION FEES, AMENDING SECTIONS 13.02.010, 13.16.025, AND 13.32.005, ALL OF THE LACEY MUNICIPAL CODE, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the timing for payment of utility connection fees is specified in Title 13 of the Lacey Municipal Code; and

WHEREAS, utility connection fees are currently due at the time of building permit; and

WHEREAS, for multi-family, commercial and industrial projects, utility connection fees can total a significant amount that must be paid at the front end of a multi-year project; and

WHEREAS, delaying the timing for payment of such fees may provide a benefit to the development community and will not negatively impact the city.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Section 13.02.010 of the Lacey Municipal Code is hereby amended to read as follows:

Payment of utility connection charges.

A.

1. For single family residential or two family structures, ~~The~~ capacity development charges, sewer general facility charges, water general facility charges, water connection fees, accrued storm and surface water utility charges and any other utility connection charges provided for in Sections [13.16.020](#), [13.16.025](#), [13.16.027](#), [13.16.028](#), [13.32.005](#), [13.32.010](#), [13.70.020](#) and any other provisions of Title [13](#) of this code may be paid no earlier than the date of the issuance of the first building permit for a parcel of property and no later than the issuance of a building permit for each structure located upon said property. At the time of payment of any such connection charge called for in Title [13](#), all other connection charges levied under the terms of Title [13](#) shall also be required to be paid. ~~The rate of the payment~~

~~for any such connection charge levied under Title 13 of this code shall be the rate in effect on the date of payment. For those parcels of property lying outside the city, such connection fees shall be paid to the city prior to the issuance of a building permit by Thurston County for such parcel of property.~~

2. For all structures other than single family residential or two family structures, the water connection fees provided for in Section 13.32.010, may be paid no earlier than the date of the issuance of the first building permit for a parcel of property and no later than the issuance of a building permit for each structure located upon said property.

3. For all structures other than single family residential or two family structures, the capacity development charges, sewer general facility charges, water general facility charges, water connection fees, accrued storm and surface water utility charges and any other utility connection charges provided for in Sections 13.16.020, 13.16.025, 13.16.027, 13.16.028, 13.32.005, 13.70.020 and any other provisions of Title 13 of this code may be paid no earlier than the date of the issuance of the first building permit for a parcel of property and no later than prior to Final Public Works Approval and prior to issuance of the Certificate of Occupancy. Occupancy shall not be allowed until all charges and fees are paid.

4. The rate of the payment for any such connection charge levied under Title 13 of this code shall be the rate in effect on the date of payment. For those parcels of property lying outside the city, such connection fees shall be paid to the city prior to the issuance of a building permit by Thurston County for such parcel of property.

B. For purposes of this section, the first building permit in the case of single family or two family residential structures shall be the structural building permit. In the case of commercial, industrial or multifamily buildings exceeding two family units, the first building permit may be the foundation permit issued for each structure.

C. If a building permit expires under the terms of Section 14.18.020 of this code after all utility connection fees have been paid, the owner shall be required to pay any increase in connection fees at the time a new building permit is issued.

D. Nothing in this section shall be interpreted to require the payment of increased reserve capacity or capacity development, general facilities or other connection charges in addition to those charges previously levied on such property as part of a local improvement district or utility local improvement district nor the payment of additional charges for those interim sewerage facilities where such connection charges have been paid as a condition of approving such interim facility.

Section 2. Section 13.16.025 of the Lacey Municipal Code is hereby amended to read as follows:

Capacity development charge.

Unless there has been assessed against a particular parcel of real property a reserve capacity charge or capacity development charge as part of the assessment under a city utility local improvement district, a capacity development charge shall be paid for every single family residential and duplex structure, prior to the issuance of a building permit~~connection of such structure to the sewerage system or upon the first billing for sewerage service charges, whichever occurs first.~~ Payment for the capacity development charge for all other structures shall be made prior to Final Public Works Approval and issuance of the Certificate of Occupancy. In no case shall any structure be occupied prior to payment of the capacity development charge. The capacity development charge shall be \$4,718.88 for connections made during calendar year 2013, and shall be an amount equal to that set by the LOTT Alliance board of directors each year thereafter pursuant to the LOTT Alliance Intergovernmental Agreement. The capacity development charge for residential uses shall be computed on the basis of one ERU for single-family structures, including mobile homes, two ERUs for two-family structures and seven-tenths of an ERU for each living unit for those residential structures containing more than two living units. The capacity development charge for nonresidential structures shall be determined in accordance with an ERU value established by the joint sewerage facilities advisory committee. If the use of any structure changes, resulting in a significant increase of sewage discharge therefrom, there shall be a capacity development charge paid upon the first billing subsequent to the change for the increased monthly ERUs determined in accordance with an ERU value established by the advisory committee and at the rates set out in this section. Notwithstanding anything in this section to the contrary, the provisions for payment of such capacity development sewer charges shall be consistent with the provisions of Chapter 13.02 LMC.

Section 3. Section 13.32.005 of the Lacey Municipal Code is hereby amended to read as follows:

General facilities charge for new connections.

There is established a general facilities charge to be paid ~~prior to the connection to the city's water system~~ for all connections made to the city's water system on or after April 1, 1987. For single family residential or two family structures, the general facilities charge shall be paid prior to connection to the city's water system. For all other structures, the general facilities charge shall be paid prior to Final Public Works Approval and prior to issuance of the Certificate of Occupancy. In no case shall any structure be occupied prior to payment of the general facilities charge. The rate during that portion of the calendar year 2008 remaining after the effective date of this ordinance shall be in accordance with the schedule set forth below for each service connection. The rate of said charge shall be increased on January 1 of each calendar year subsequent to 2008 by an amount equal to the increase in the Engineering News Record Construction Cost Index or by six percent per annum, whichever rate of

increase is higher. The payment of such connection charges shall be in accordance with Chapter [13.02](#) LMC. Such schedule shall be as follows:

Meter Size	GFC
5/8" to 3/4"	\$3,842
1"	7,698
1 1/2"	15,329
2"	25,035
3	47,232
4	78,720
6	157,278

Section 4. This Ordinance shall take effect five (5) days after its passage and publication as provided by law.

Section 5. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make corrections to this ordinance including, but not limited to, the corrections of scrivener's/clerical errors, references, ordinance numbering, section/subsection number and any references thereto.

Section 7. The Summary Attached is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 17th day of June, 2021.

CITY COUNCIL

BY: _____
Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

Published: _____

SUMMARY FOR PUBLIC ATION
ORDINANCE NO 1595
CITY OF LACEY

The City Council of Lacey, Washington passed on June 17, 2021, Ordinance No. 1595, entitled “AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATED TO PAYMENT OF UTILITY CONNECTION FEES, AMENDING SECTIONS 13.02.010, 13.16.025, AND 13.32.005, ALL OF THE LACEY MUNICIPAL CODE, AND APPROVING A SUMMARY FOR PUBLICATION.”

The main points of the Ordinance are described as follows:

1. The Ordinance amends Section 13.02.010 of the Lacey Municipal Code related to utility connection charges.
2. The Ordinance amends Section 13.16.025 of the Lacey Municipal Code related to capacity development charges.
3. The Ordinance amends Section 13.32.005 of the Lacey Municipal Code related to general facility charges.
4. The Ordinance approves this summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: June 21, 2021.



LACEY CITY COUNCIL MEETING

June 17, 2021

SUBJECT: Master Interlocal Agreement (ILA) with Thurston County

RECOMMENDATION: Motion to approve Master ILA with Thurston County.

STAFF CONTACT: Scott Spence, City Manager *SS*
Scott Egger, Public Works Director *SE*
Roger Schoessel, City Engineer *RAS*
Tyson Poeckh, Project Administrator *TP*

ORIGINATED BY: Public Works Department

ATTACHMENTS: 1. [Master Interlocal Agreement](#)
2. [2016 Master Interlocal Agreement](#)

FISCAL NOTE: A budget amendment is not needed. Costs will be billed to individual projects.

PRIOR REVIEW: Reviewed and approved by the Transportation Committee on June 1, 2021.

BACKGROUND:

The purpose of the agreement is to allow each agency to make the most efficient use of their resources by enabling them to cooperate by furnishing each other labor, equipment, and materials when needed on a reimbursable basis for roadway maintenance activities or cooperate on joint roadway maintenance and repair projects. The term of the proposed agreement is five years. The maximum amount payable for work to be performed under this agreement is \$300,000 per year. The current ILA expires June 28, 2021.

At its June 1, 2021, meeting, the Transportation Committee reviewed the Master ILA and recommended approval by the full City Council.

ADVANTAGES:

1. This agreement will facilitate efficient sharing of resources between agencies.

DISADVANTAGES:

1. None

**MASTER INTERLOCAL AGREEMENT
BETWEEN THURSTON COUNTY & CITY OF LACEY**

This Agreement is entered into in duplicate originals this _____ day of _____, 20____ between the CITY OF LACEY a municipal corporation (hereinafter "City"), and THURSTON COUNTY, a municipal corporation (hereinafter "County"), collectively referred to as "parties" and individually as "party", pursuant to RCW 39.34.080.

WHEREAS, it is to the mutual advantage of the County and the City to cooperate as described herein in order to make the most efficient use of their resources to provide services and facilities needed by the citizens residing within their respective jurisdictions; and

WHEREAS, RCW 39.34.080 authorizes a public agency to contract with another public agency to perform any governmental service, activity, or undertaking that each public agency is authorized by law to perform;

NOW THEREFORE, by virtue of RCW 39.34.080 and in consideration of the terms, conditions, covenants, and performances contained herein, or attached and incorporated and made a part hereof, IT IS MUTUALLY AGREED AS FOLLOWS:

**I
GENERAL**

- 1.0 It is the purpose of the Agreement to permit the parties to make the most efficient use of their resources by enabling them to cooperate by furnishing each other manpower, equipment, and materials when available on a reimbursable basis for roadway maintenance activities or cooperate on joint roadway maintenance and repair projects. This will be done with the understanding that the work of the owner of the requested resources takes first priority.

**II
DURATION**

- 2.0 This Agreement shall become effective on the date written above and shall remain in effect for five (5) years unless terminated sooner as provided for herein. At the end of the five-year term, this Agreement may be renewed under those terms and conditions mutually agreed to by the parties herein. Prior to commencement, this Agreement shall be filed or posted in accordance with RCW 39.34.040.

**III
REQUEST FOR SERVICES**

- 3.0 Each request for service shall be submitted by the Public Works Director or designee on behalf of each entity. Each request for service shall be in writing and shall specify the particular service required, the amounts and types of labor, equipment, and material required, the location of the work, the estimated cost of the work, when the work is to be performed, and other information pertinent to the request. Upon receipt of the request, the party which has been requested to supply the service shall indicate their acceptance or rejection of the request, have it signed by their authorized official, and return one (1) copy to the requesting party. The authorized official for Thurston County and City of Lacey is the Director of the Public Works Department or designee. In cases of emergency, the request and approval may be done verbally but must be documented in writing within forty-eight (48) hours of the verbal request. Each accepted request for service shall be incorporated into and become a part of this Agreement.

IV PAYMENT

- 4.0 The parties to this Agreement agree that the party receiving services under this Agreement shall reimburse the party providing the services for their actual direct and related indirect costs. Upon request of the providing party, the party receiving services shall make partial payments to cover costs incurred. These payments are not to be more frequent than one (1) per month. It is agreed that any such partial payment will not constitute agreement as to the appropriateness of any item.
- 4.1 The maximum amount payable for work to be performed under this Agreement is Three hundred thousand dollars (\$300,000) per calendar year.

V RECORDS RETENTION AND AUDIT

- 5.0 During the progress of the work and for a period not less than six (6) years from the final date of payment, the records and accounts pertaining to the work and accounting therefore are to be kept available for inspection and audit by either party and/or the Federal Government and copies of all records, accounts, documents, or other data pertaining to the work will be furnished upon request. If any litigation, claim, or audit is commenced, the records and accounts along with supporting documentation shall be retained until all litigation, claim, or audit finding has been resolved even though such litigation, claim, or audit continues past the 6-year retention period.

VI CARE AND MAINTENANCE OF EQUIPMENT

- 6.0 The parties agree that any time a request is made for the use of equipment, the requesting party shall be responsible for the proper care, maintenance, and security of the equipment until the equipment is returned to the owner. Any damage other than normal wear and tear will be the responsibility of the party in possession of the equipment at the time the equipment is damaged.

VII RIGHT OF ENTRY

- 7.0 The parties to this Agreement hereby grant and convey to each other the right of entry upon all land in which the parties have interest, within or adjacent to the right of way of the highway, road, or street for the purpose of accomplishing all work or services requested as part of this Agreement.

VIII RELATIONSHIP OF THE PARTIES

- 8.0 The employees or agents of each party who are engaged in the performance of this Agreement shall continue to be employees or agents of that party and shall not be considered for any purpose to be employees or agents of the other party. This Agreement is for the benefit of the parties, and no third party beneficiary relationship is intended. No separate legal entity is created by this Agreement. No joint organization is created. No common budget is to be established. No personal or real property is to be jointly acquired or held.

**IX
HOLD HARMLESS AND INDEMNIFICATION**

- 9.0 The County shall hold harmless, indemnify and defend the City, its officers, officials, employees and agents, solely for third party claims relating to bodily injury, sickness or death, or real or personal property damage or destruction and loss of use thereof, including costs and attorneys fees in defense thereof, caused by or arising out of the County's negligence in the performance of its obligations under this Agreement.
- 9.1 The City shall hold harmless, indemnify and defend the County, its officers, officials, employees and agents, solely for third party claims relating to bodily injury, sickness, or death or real or personal property damage or destruction and loss of use thereof, including costs and attorneys fees in defense thereof, caused or arising out of the City's negligence in the performance of its obligations under this Agreement.
- 9.3 The County's and the City's obligations hereunder shall not extend to bodily injury, sickness or death caused by or arising out of the sole negligence of either party, its officers, officials, employees or agents.
- 9.4 In the event of the concurrent negligence of the parties, the County's and the City's obligations hereunder shall apply only to the percentage of fault attributable to each party, its officers, officials, employees or agents.
- 9.5 The provisions of this Hold Harmless and Indemnification section shall survive the expiration or termination of this Agreement and completion of the request for services.

**X
INSURANCE**

- 10.0 Both parties shall maintain Commercial General Liability or equivalent for bodily injury, personal injury and property damage, subject to limits of not less than \$1,000,000 per loss. The general aggregate limit shall apply separately to this Agreement and be no less than \$2,000,000. Participation in a governmental self-insured risk pool shall fulfill the above stated coverage requirements. An Evidence of Coverage acknowledgement letter from the jurisdictions' risk pools will be provided to each party.
- 10.1 Both parties shall maintain workers' compensation insurance as required by Title 51 RCW, and shall provide evidence of Coverage to each party's Risk Manager or Risk Management Division.
- 10.2 Both parties shall maintain all required policies in force from the time services commence until services are completed. Certificates, policies, and endorsements expiring before completion of services shall be promptly replaced with written notice mailed to the other party.

**XI
TERMINATION**

- 11.0 Either party may terminate this Agreement upon thirty (30) calendar days prior written notice to the other party. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

**XII
LEGAL RELATIONS**

12.0 No liability shall attach to the parties by reason of entering into this Agreement except as expressly provided herein.

**XIII
ADMINISTRATION**

13.0 The following individuals are designated as representatives of the respective parties. The representatives shall be responsible for administration of this Agreement and for coordinating and monitoring performance under this Agreement. Wherever written notice is required under this Agreement, such notice shall be provided to the representatives designated below. In the event such representatives are changed, the party making the change shall notify the other party.

The County's representative shall be the County Engineer (9605 Tilley Rd S. Olympia WA 98512, 360-867-2300).

The City's representative shall be the City Engineer (420 College St SE Lacey WA 98503, 360-438-2648).

**XIV
CHANGES, MODIFICATIONS, AND AMENDMENTS**

14.0 This Agreement may be changed, modified, amended or waived only by written agreement executed by an authorized representative of the parties hereto.

**XV
GOVERNING LAW AND VENUE**

15.0 This Agreement has been and shall be construed as having been made and delivered within the State of Washington, and it is agreed by each party hereto that this Agreement shall be governed by the laws of the State of Washington both as to its interpretation and performance. Any action at law, suit in equity, or judicial proceeding arising out of this Agreement shall be instituted and maintained only in a court of competent jurisdiction in Thurston County, Washington.

**XVI
WAIVER**

16.0 A failure by either party to exercise its rights under this Agreement shall not preclude that party from subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement unless stated to be such in a writing signed by an authorized representative of the party and attached to the original Agreement.

**XVII
SEVERABILITY**

17.0 If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Agreement, and to this end the provisions of this Agreement are declared to be severable.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Board of County Commissioners
Thurston County, Washington

CITY OF LACEY

Chair

City Manager

Vice-Chair

Commissioner

ATTEST:

ATTEST:

Clerk of the Board

Clerk of CITY OF LACEY

Approved as to form:

Approved as to form:

JON TUNHEIM
PROSECUTING ATTORNEY

By: _____
Deputy Prosecuting Attorney

By: _____
City Attorney



COUNTY COMMISSIONERS

Cathy Wolfe
District One

Sandra Romero
District Two

Bud Blake
District Three



PUBLIC WORKS
An Accredited Agency of the
American Public Works Association

Scott Lindblom, P.E.
Interim Director

July 20, 2016

Roger Schoessel
City Engineer
City of Lacey
Public Works
420 College St. SE
Lacey, WA 98503

Dear Mr. Schoessel:

SUBJECT: Master Interlocal Agreement between Thurston County and City of Lacey

Enclosed please find a signed, executed Master Interlocal Agreement between Thurston County and City of Lacey for various roadway maintenance activities for your files.

Thank you.

Sincerely,

Ruth Pierce
Administrative Assistant I

Enclosure

**MASTER INTERLOCAL AGREEMENT
BETWEEN THURSTON COUNTY & CITY OF LACEY**

This Agreement is entered into in duplicate originals this 28th day of June, 2016 between the CITY OF LACEY a municipal corporation (hereinafter "City"), and THURSTON COUNTY, a municipal corporation (hereinafter "County"), collectively referred to as "parties" and individually as "party", pursuant to RCW 39.34.080.

WHEREAS, it is to the mutual advantage of the County and the City to cooperate as described herein in order to make the most efficient use of their resources to provide services and facilities needed by the citizens residing within their respective jurisdictions; and

WHEREAS, RCW 39.34.080 authorizes a public agency to contract with another public agency to perform any governmental service, activity, or undertaking that each public agency is authorized by law to perform;

NOW THEREFORE, by virtue of RCW 39.34.080 and in consideration of the terms, conditions, covenants, and performances contained herein, or attached and incorporated and made a part hereof, IT IS MUTUALLY AGREED AS FOLLOWS:

**I
GENERAL**

- 1.0 It is the purpose of the Agreement to permit the parties to make the most efficient use of their resources by enabling them to cooperate by furnishing each other manpower, equipment, and materials when available on a reimbursable basis for roadway maintenance activities or cooperate on joint roadway maintenance and repair projects. This will be done with the understanding that the work of the owner of the requested resources takes first priority.

**II
DURATION**

- 2.0 This Agreement shall become effective on the date written above and shall remain in effect for five (5) years unless terminated sooner as provided for herein. At the end of the five-year term, this Agreement may be renewed under those terms and conditions mutually agreed to by the parties herein. Prior to commencement, this Agreement shall be filed or posted in accordance with RCW 39.34.040.

**III
REQUEST FOR SERVICES**

- 3.0 Each request for service shall be submitted by the Public Works Director or designee on behalf of each entity. Each request for service shall be in writing and shall specify the particular service required, the amounts and types of labor, equipment, and material required, the location of the work, the estimated cost of the work, when the work is to be performed, and other information pertinent to the request. Upon receipt of the request, the party which has been requested to supply the service shall indicate their acceptance or rejection of the request, have it signed by their authorized official, and return one (1) copy to the requesting party. The authorized official for Thurston County and City of Lacey is the Director of the Public Works Department or designee. In cases of emergency, the request and approval may be done verbally but must be documented in writing within forty-eight (48) hours of the verbal request. Each accepted request for service shall be incorporated into and become a part of this Agreement.

IV PAYMENT

- 4.0 The parties to this Agreement agree that the party receiving services under this Agreement shall reimburse the party providing the services for their actual direct and related indirect costs. Upon request of the providing party, the party receiving services shall make partial payments to cover costs incurred. These payments are not to be more frequent than one (1) per month. It is agreed that any such partial payment will not constitute agreement as to the appropriateness of any item.
- 4.1 The maximum amount payable for work to be performed under this Agreement is Three hundred thousand dollars (\$300,000) per calendar year.

V RECORDS RETENTION AND AUDIT

- 5.0 During the progress of the work and for a period not less than six (6) years from the final date of payment, the records and accounts pertaining to the work and accounting therefore are to be kept available for inspection and audit by either party and/or the Federal Government and copies of all records, accounts, documents, or other data pertaining to the work will be furnished upon request. If any litigation, claim, or audit is commenced, the records and accounts along with supporting documentation shall be retained until all litigation, claim, or audit finding has been resolved even though such litigation, claim, or audit continues past the 6-year retention period.

VI CARE AND MAINTENANCE OF EQUIPMENT

- 6.0 The parties agree that any time a request is made for the use of equipment, the requesting party shall be responsible for the proper care, maintenance, and security of the equipment until the equipment is returned to the owner. Any damage other than normal wear and tear will be the responsibility of the party in possession of the equipment at the time the equipment is damaged.

VII RIGHT OF ENTRY

- 7.0 The parties to this Agreement hereby grant and convey to each other the right of entry upon all land in which the parties have interest, within or adjacent to the right of way of the highway, road, or street for the purpose of accomplishing all work or services requested as part of this Agreement.

VIII RELATIONSHIP OF THE PARTIES

- 8.0 The employees or agents of each party who are engaged in the performance of this Agreement shall continue to be employees or agents of that party and shall not be considered for any purpose to be employees or agents of the other party. This Agreement is for the benefit of the parties, and no third party beneficiary relationship is intended. No separate legal entity is created by this Agreement. No joint organization is created. No common budget is to be established. No personal or real property is to be jointly acquired or held.

**IX
HOLD HARMLESS AND INDEMNIFICATION**

- 9.0 The County shall hold harmless, indemnify and defend the City, its officers, officials, employees and agents, solely for third party claims relating to bodily injury, sickness or death, or real or personal property damage or destruction and loss of use thereof, including costs and attorneys fees in defense thereof, caused by or arising out of the County's negligence in the performance of its obligations under this Agreement.
- 9.1 The City shall hold harmless, indemnify and defend the County, its officers, officials, employees and agents, solely for third party claims relating to bodily injury, sickness, or death or real or personal property damage or destruction and loss of use thereof, including costs and attorneys fees in defense thereof, caused or arising out of the City's negligence in the performance of its obligations under this Agreement.
- 9.3 The County's and the City's obligations hereunder shall not extend to bodily injury, sickness or death caused by or arising out of the sole negligence of either party, its officers, officials, employees or agents.
- 9.4 In the event of the concurrent negligence of the parties, the County's and the City's obligations hereunder shall apply only to the percentage of fault attributable to each party, its officers, officials, employees or agents.
- 9.5 The provisions of this Hold Harmless and Indemnification section shall survive the expiration or termination of this Agreement and completion of the request for services.

**X
INSURANCE**

- 10.0 Both parties shall maintain Commercial General Liability or equivalent for bodily injury, personal injury and property damage, subject to limits of not less than \$1,000,000 per loss. The general aggregate limit shall apply separately to this Agreement and be no less than \$2,000,000. Participation in a governmental self-insured risk pool shall fulfill the above stated coverage requirements. An Evidence of Coverage acknowledgement letter from the jurisdictions' risk pools will be provided to each party.
- 10.1 Both parties shall maintain workers' compensation insurance as required by Title 51 RCW, and shall provide evidence of Coverage to each party's Risk Manager or Risk Management Division.
- 10.2 Both parties shall maintain all required policies in force from the time services commence until services are completed. Certificates, policies, and endorsements expiring before completion of services shall be promptly replaced with written notice mailed to the other party.

**XI
TERMINATION**

- 11.0 Either party may terminate this Agreement upon thirty (30) calendar days prior written notice to the other party. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

**XII
LEGAL RELATIONS**

12.0 No liability shall attach to the parties by reason of entering into this Agreement except as expressly provided herein.

**XIII
ADMINISTRATION**

13.0 The following individuals are designated as representatives of the respective parties. The representatives shall be responsible for administration of this Agreement and for coordinating and monitoring performance under this Agreement. Wherever written notice is required under this Agreement, such notice shall be provided to the representatives designated below. In the event such representatives are changed, the party making the change shall notify the other party.

The County's representative shall be the County Engineer (9605 Tilley Rd S. Olympia WA 98512, 360-867-2300).

The City's representative shall be the City Engineer (420 College St SE Lacey WA 98503, 360-438-2648).

**XIV
CHANGES, MODIFICATIONS, AND AMENDMENTS**

14.0 This Agreement may be changed, modified, amended or waived only by written agreement executed by an authorized representative of the parties hereto.

**XV
GOVERNING LAW AND VENUE**

15.0 This Agreement has been and shall be construed as having been made and delivered within the State of Washington, and it is agreed by each party hereto that this Agreement shall be governed by the laws of the State of Washington both as to its interpretation and performance. Any action at law, suit in equity, or judicial proceeding arising out of this Agreement shall be instituted and maintained only in a court of competent jurisdiction in Thurston County, Washington.

**XVI
WAIVER**

16.0 A failure by either party to exercise its rights under this Agreement shall not preclude that party from subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement unless stated to be such in a writing signed by an authorized representative of the party and attached to the original Agreement.

**XVII
SEVERABILITY**

17.0 If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Agreement, and to this end the provisions of this Agreement are declared to be severable.

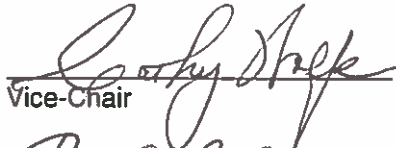
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Board of County Commissioners
Thurston County, Washington

CITY OF LACEY


Chair


City Manager


Vice-Chair


Commissioner

ATTEST:

ATTEST:


Clerk of the Board

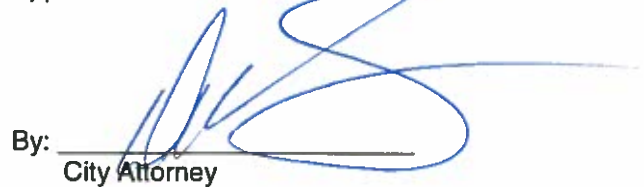

Clerk of CITY OF LACEY

Approved as to form:

Approved as to form:

JON TUNHEIM
PROSECUTING ATTORNEY

By: 
Deputy Prosecuting Attorney

By: 
City Attorney

TRANSPORTATION COMMITTEE MINUTES

JUNE 1, 2021

11:00 A.M. – 12:07 P.M.

REMOTE ONLY

COUNCIL PRESENT: COUNCILMEMBERS MILLER (CHAIR), COX, AND STEADMAN

STAFF PRESENT: SCOTT SPENCE, SCOTT EGGER, MARTIN HOPPE, AUBREY COLLIER,
BRIAN PETRIN, TYSON POECKH, CHRIS STOLBERG, BRANDON
CARTER, PERI EDMONDS

ACTION: APPROVE TRANSPORTATION COMMITTEE AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS
STEADMAN AND COX

JOINT ROADWAY MAINTENANCE AND REPAIRS MASTER INTERLOCAL AGREEMENT

STAFF: TYSON POECKH, TRANSPORTATION ENGINEER

ACTION: MOTION TO FORWARD THE INTERLOCAL AGREEMENT FOR JOINT ROADWAY
MAINTENANCE AND REPAIRS TO THE FULL CITY COUNCIL FOR APPROVAL

MOTION: MOVED AND SECONDED BY COUNCILMEMBERS STEADMAN AND COX.
MOTION CARRIED.

Staff presented the Master Interlocal Agreement (ILA) between the City and Thurston County, which would allow cooperation on roadway maintenance activities and joint roadway repair projects. The ILA has a limit of \$300,000 per calendar year and is set to expire on June 28, 2021. The dollar limit and language of the ILA remains unchanged from the current version. The current ILA is set to expire on June 28, 2021.

2020 TRANSPORTATION BENEFIT DISTRICT REPORT

STAFF: AUBREY COLLIER, DESIGN & CONSTRUCTION MANAGER
BRIAN PETRIN, CIVIL ENGINEER

ACTION: MOTION TO APPROVE THE 2020 TRANSPORTATION BENEFIT DISTRICT
ANNUAL REPORT

MOTION: MOVED AND SECONDED BY COUNCILMEMBERS STEADMAN AND COX. MOTION
CARRIED.

On February 14, 2017, Lacey voters approved the 0.2% sales tax increase proposed by the City's Transportation Benefit District (TBD). The revenues generated by this

measure are dedicated to fund street maintenance projects. The tax increase came into effect in July 2017. The Revised Code of Washington (RCW) 36.73.160(2) states that a district shall issue an annual report indicating the status of transportation improvement costs, expenditures, revenues, and construction schedules to the public and to newspapers of record within the district.

Staff presented projects completed using TBD funds since 2017, a summary of 2020 projects, and potential projects for 2022.

6-YEAR TRANSPORTATION IMPROVEMENT PROGRAM

STAFF: MARTIN HOPPE, TRANSPORTATION MANAGER
CHRIS STOLBERG, TRANSPORTATION ENGINEER
ACTION: INFORMATION ONLY

The City is required to prepare an annual Transportation Improvement Plan (TIP) and submit it to the Washington State Department of Transportation and Thurston Regional Planning Council by July 31 each year.

The primary purpose of the TIP is to track Federal Transportation and State Transportation Improvement Board funds. The funds shown do not obligate the City to any specific amount of matching dollars.

Staff recommends removing two projects from the list, and one that was combined with another project. Several projects have moved to the next phase or have cost modifications. The Planning Commission held a public hearing on May 18, 2021, and no written or verbal public comments were received.

Staff noted the Transportation Mitigation List will be updated with the TIP.

LEBANON STREET TRAFFIC CALMING UPDATE

STAFF: MARTIN HOPPE, TRANSPORTATION MANAGER
ACTION: INFORMATION ONLY

Staff updated the Committee on the traffic calming studies on Lebanon Street. The traffic volume is fairly consistent, but it is down on the south end near 20th Avenue. Staff will perform another traffic count in August once the public health emergency restrictions are lifted.

Chair Miller accepted public comment on this agenda item:

Randy Tompkins lives on Lebanon Street and commented that during commute hours there is a high volume of cars. He would like to decrease the number of cars who use the street as a short cut.

Sylvia Dedrich shared on her concern that the new food trucks will increase more traffic on Lebanon Street.

The Committee would like to see the next volume and speed studies be broken down by the hour.

SYCAMORE BIKE ROUTE

STAFF: MARTIN HOPPE, TRANSPORTATION MANAGER

ACTION: INFORMATION ONLY

Staff provided an update on the completion of the Sycamore bike route located east of Ruddell Road. The bike route will allow bikers to access the new route instead of biking on the road.

It was also noted the 54th Avenue sidewalk has been completed at Strawberry Court.